



## A SPACIOUS FOUR BEDROOM FAMILY HOME IN A POPULAR LOCATION

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Birchmead Avenue, Pinner, HA5 2BQ

**ROBSONS**



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## ENTRANCE PORCH & HALLWAY • GUEST WC

- THROUGH SITTING / DINNING ROOM
- MODERN KITCHEN • FOUR DOUBLE BEDROOMS WITH FITTED WARDROBES •
- FAMILY BATHROOM • WELL-MAINTAINED GARDEN • SIZEABLE FRONTAGE • OFF-STREET PARKING • INTEGRAL GARAGE

### Description

Positioned on a popular residential road just a short distance from Pinner high street, is this well maintained, four bedroom detached home offering generously proportioned interiors throughout, perfect for growing families.

The ground floor comprises an entrance porch with a useful store cupboard, a spacious hallway with a guest WC and cloak cupboard, and a rear aspect, modern fitted kitchen offering plenty of storage space, an integrated oven, and access to the integral garage. Completing the ground floor is a generous sitting room that flows through to a dining room which provides access to the garden. The first floor hosts four well-appointed bedrooms that all benefit from fitted wardrobes, and a three-piece family bathroom.







Externally, the property boasts a well maintained rear garden that is laid to lawn with a patio area. To the front there is a sizeable lawn with a driveway providing off-street parking for multiple cars and access to the garage.

### **Location**

Situated off Cheney Street within easy reach of both Pinner and Eastcote high street's which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. There are excellent transport links within the area including local bus routes, and the Metropolitan Line at Pinner station that provides a fast and frequent service into the heart of Central London. The area is well served for primary and secondary schooling with West Lodge primary school just moments away, as well as local parks and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

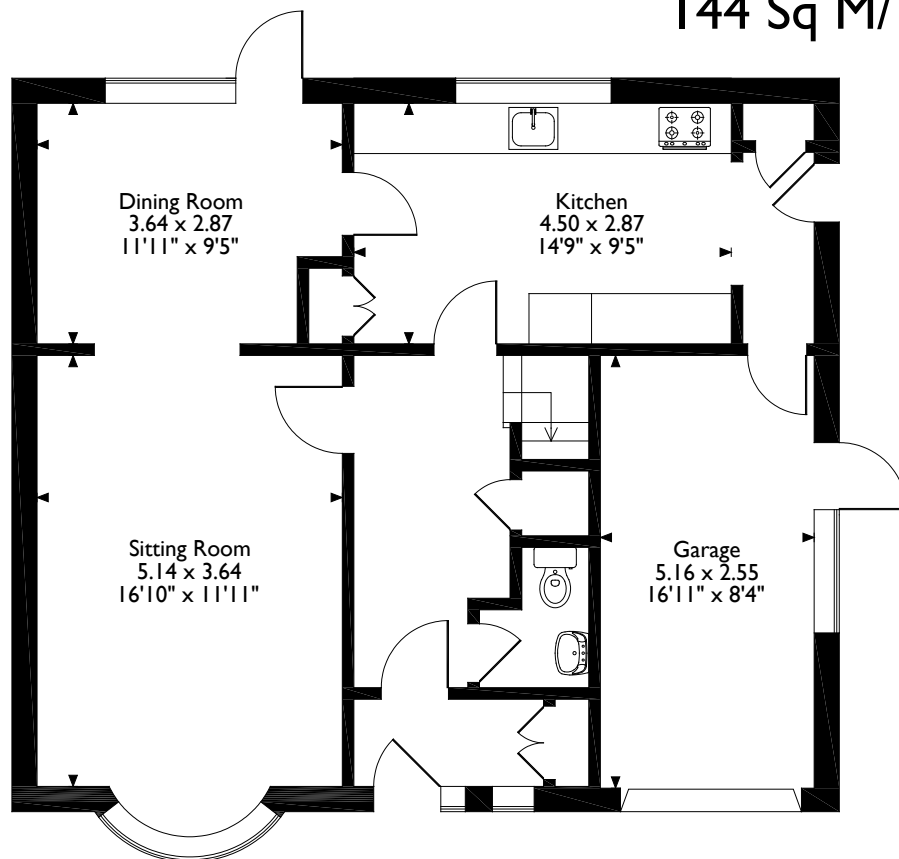
Council Tax: Band G

Energy Efficiency Rating: Band D

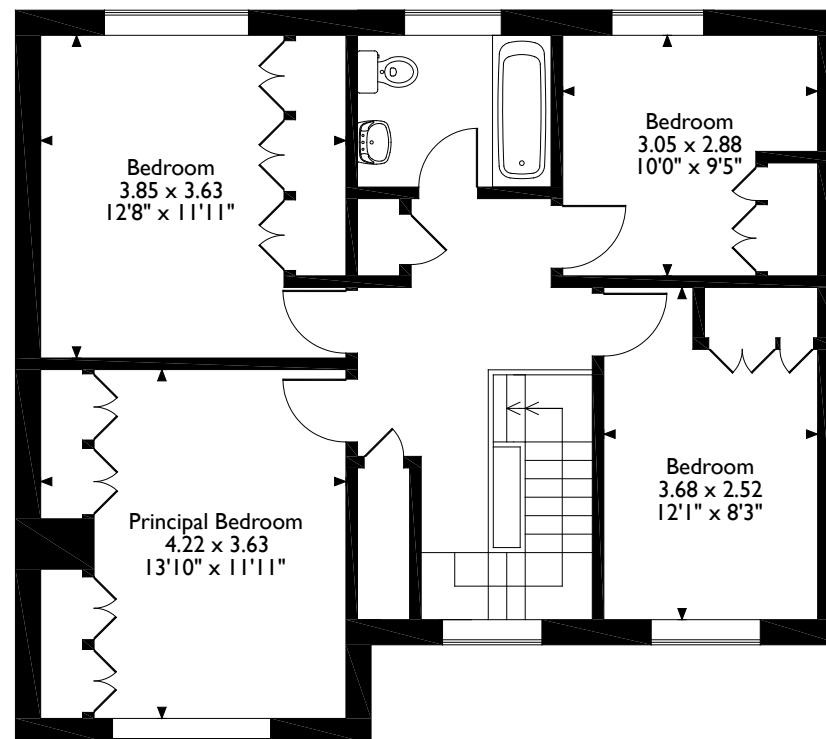




Birchmead Avenue, Pinner  
Approximate Gross Internal Area  
144 Sq M/1550 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

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