



A STUNNING FOUR BEDROOM, TWO BATHROOM EXTENDED FAMILY HOME

Boundary Road, Pinner, HA5 1PW

ROBSONS

**ENTRANCE PORCH & HALLWAY • TWO
RECEPTION ROOMS • SNUG • LARGE KITCHEN
/ DINING ROOM • UTILITY • GROUND FLOOR
SHOWER ROOM & WC • FOUR BEDROOMS •
LUXURY FAMILY BATHROOM • SIZEABLE REAR
GARDEN • OFF-STREET PARKING • GARAGE**

Description

Beautifully presented both inside and out, with 1,722 sq. ft of bright and airy interiors, modern finishes and scope to further extend (STPP). This desirable four-bedroom, two-bathroom home provides the perfect setting for the growing family, and is ideally located close to local amenities, schools and excellent transport links.

The ground floor comprises an entrance porch and hallway with stairs to the first floor and a useful store/cloak cupboard. There is a bright and welcoming lounge with an original character fireplace and a large bay window flooding the room with natural light. A generous snug is central to the ground floor, with access to an impressive kitchen / dining room and the added benefit of an adjoining sitting room. The kitchen is of good size and features a variety of white units with integrated appliances, a dining area and direct access to the garden. Completing the ground floor is a well-equipped utility room which in turn leads to a ground floor shower room and WC, as well as having access to an integral garage, ideal for extra storage if required.





To the first floor there are three superb double bedrooms with one benefiting from fitted wardrobes, a further bedroom and a luxury four-piece family bathroom.

Further benefits include a sizeable rear garden that is part lawn and part decking, off-street parking via own driveway and a garage.

Location

Situated off North View, this property is just moments from Eastcote high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Eastcote train station is just a short walk away and offers the Metropolitan and Piccadilly Line services into London. Alternatively, Pinner and Ruislip Manor high streets are just a short distance away. The area is well served by local primary and secondary schooling, children's play areas and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

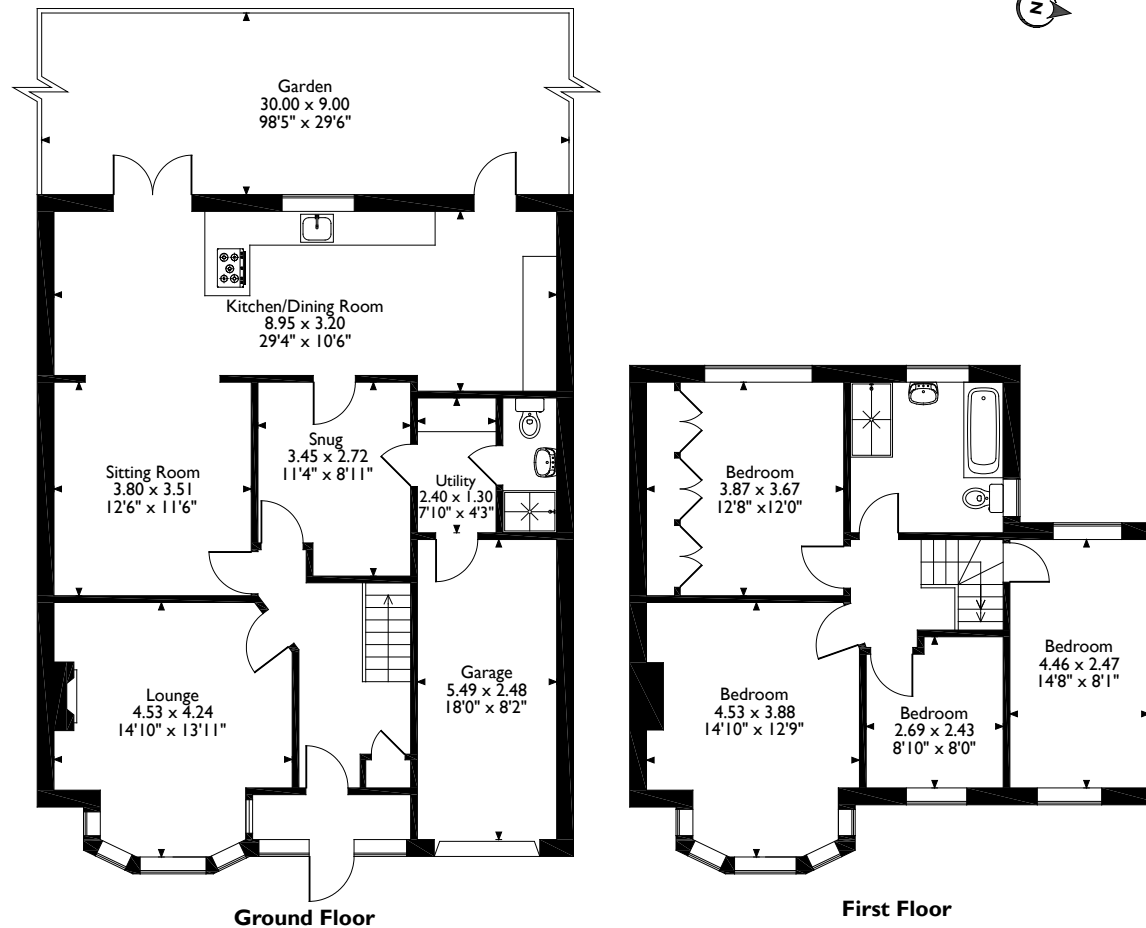
Local Authority: London Borough of Hillingdon

Council Tax: Band F

Energy Efficiency Rating: Band D



Boundary Road, Pinner
Approximate Gross Internal Area
160 Sq M/1722 Sq Ft



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.

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