



**A BRIGHT & SPACIOUS FOUR BEDROOM FAMILY HOME IN THE HEART OF PINNER**

Westbury Lodge Close, Pinner, HA5 3FG

**ROBSONS**



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**ENTRANCE HALLWAY • GUEST CLOAKROOM • LARGE KITCHEN/DINING/SITTING ROOM • SPACIOUS RECEPTION ROOM • MASTER BEDROOM WITH EN-SUITE • TWO FURTHER BEDROOMS • FAMILY SHOWER ROOM • STUDY / FOURTH BEDROOM • PRIVATE GARDEN • OFF-STREET PARKING FOR TWO CARS**

## Description

An attractive, bright and airy three/four bedroom family home offering generously appointed interiors across three floors. This fantastic home has been beautifully maintained by the current owners and enjoys a peaceful yet convenient location. The ground floor comprises an entrance hallway offering stairs to the first floor and a generous store/cloak cupboard. A door leads through to a large, light-filled kitchen/dining/sitting room which features sleek, bespoke fitted units with integrated appliances, a kitchen island/breakfast bar, and a wine cooler. There is plenty of room for a family dining table & chairs, as well as a sitting area. Completing the ground floor is a guest cloakroom.







To the first floor there is a spacious, dual aspect reception room, with access to an additional multipurpose room that is ideal for a home office / study. The second floor hosts the master bedroom that benefits from fitted wardrobes and an en-suite bathroom, two further bedrooms and a family shower room. Externally there is a private, low maintenance paved garden and two parking spaces to the rear of the property.

### Location

Situated off Chapel Lane just moments from Pinner High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport facilities in the area including the Metropolitan Line at Pinner station and numerous local bus routes. The area is well served by local primary and secondary schooling (catchment for West Lodge Primary School), children's parks / play areas, and recreational facilities.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band C



**Westbury Lodge Close, HA5**

Approx. Gross Internal Area \*  
1548 Ft<sup>2</sup> - 143.81 M<sup>2</sup>



Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale  
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