



**AN ATTRACTIVE THREE/FOUR BEDROOM FAMILY HOME WITH SCOPE TO FURTHER  
EXTEND (STPP)**

Durley Avenue, Pinner, HA5 1JQ

**ROBSONS**



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**KITCHEN / DINING / SITTING ROOM • UTILITY ROOM • LIVING ROOM • THREE BEDROOMS • STUDY/FOURTH BEDROOM • TWO BATH / SHOWER ROOMS • LOFT SPACE • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING FOR TWO CARS • SCOPE TO FURTHER EXTEND (STPP)**

### Description

A bright and well presented three/four bedroom, two bathroom extended family home with an attractive rear garden and scope to further extend (STPP). This family home is perfectly placed for Eastcote, Pinner and Rayners Lane High Streets, with a choice of local schools nearby, including Cannon Lane Primary School and Pinner High School.

The ground floor comprises a rear aspect kitchen / dining / sitting room complete with a bespoke fitted kitchen, an adjoining utility room and bi-folding doors to access the garden. There is a separate living room with a large bay window, a study / fourth bedroom, and a modern shower room.







To the first floor there are two double bedrooms with fitted wardrobes, a further bedroom, and a four-piece family bathroom. Further benefits include a staircase on the first floor leading to a large loft for storage.

Externally, the property offers an attractive rear garden that is laid to lawn with a patio area, and a garden shed to the rear for storage. Off-street parking for two cars is available to the front of the property via your own driveway.

### **Location**

Durley Avenue is located off Cannon Lane, close to Eastcote, Rayners Lane and Pinner High Streets, which all offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Eastcote and Rayners Lane Underground Stations provide a regular service into London via the Metropolitan Line and the Piccadilly Line, with there being easy access to local bus routes. The area is well served by primary and secondary schooling, with Pinner High School and Cannon Lane Primary School just a short walk away.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

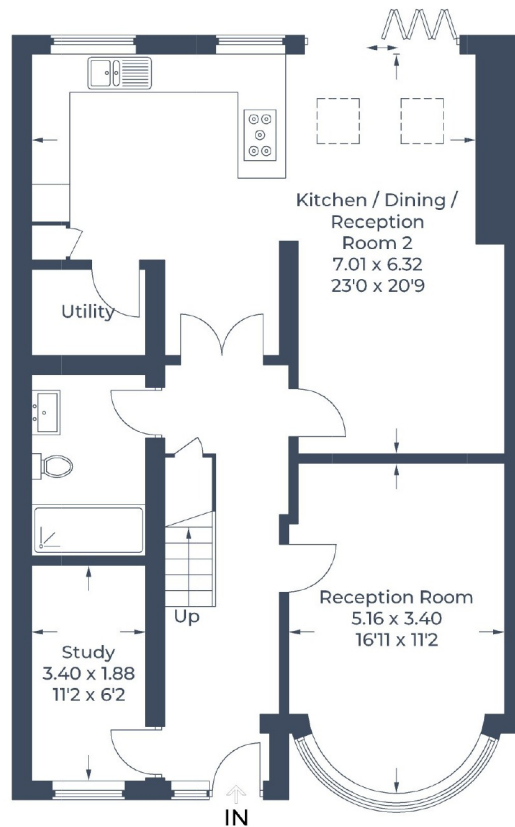
Energy Efficiency Rating: TBC

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.

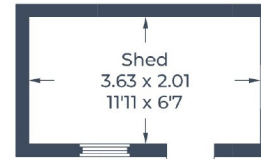




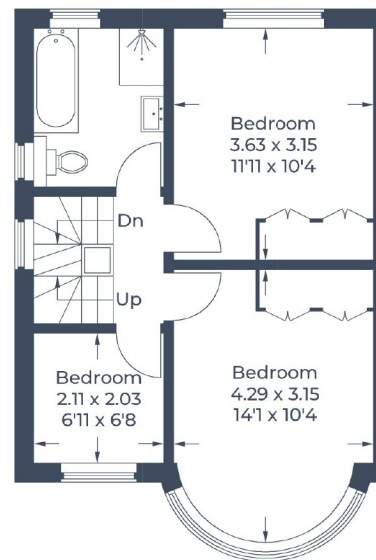
Approximate Gross Internal Area  
 Ground Floor = 84.6 sq m / 911 sq ft  
 First Floor = 39.3 sq m / 423 sq ft  
 Loft Space = 36.6 sq m / 394 sq ft  
 Shed = 7.3 sq m / 78 sq ft  
 Total = 167.8 sq m / 1,806 sq ft



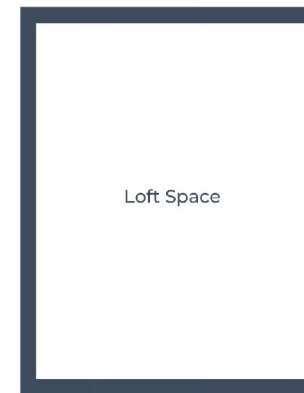
**Ground Floor**



(Not Shown in Actual  
Location / Orientation)



**First Floor**



**Loft Space**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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