



## A WELL PRESENTED THREE BEDROOM TERRACED FAMILY HOME

Birkdale Avenue, Pinner, Middlesex, HA5 5SG

**ROBSONS**



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**Living Room • Dining Room • Kitchen • Three Bedrooms • Family Bathroom • Attractive Rear Garden • Off-Street Parking**

### Description

Located in a sought-after residential area, this well-presented three-bedroom, one-bathroom family home offers spacious and versatile living throughout.

A welcoming entrance hallway leads into a generous open-plan living and dining area, featuring a large bay window, a stunning feature fireplace, and French doors that open out to the rear garden, perfect for indoor-outdoor living and entertaining.

The separate kitchen is fitted with a range of units providing ample storage, space for freestanding appliances, and direct access to the garden.

Upstairs, you'll find three good-sized bedrooms, two boasting built-in wardrobes, and a modern family bathroom equipped with a bath, separate shower, and under-sink storage.







Outside, the rear garden is mainly laid to lawn and includes two patio areas ideal for outdoor dining and relaxation, along with a useful garden shed. To the front, a private driveway provides convenient off-street parking.

This delightful home combines charm and functionality, making it ideal for families seeking space, comfort, and a great location.

### Location

Situated in a peaceful location just moments from Pinner Park primary and Nower Hill secondary schools. Pinner, Hatch End and North Harrow can be found close by offering a variety of boutique shops, restaurants, coffee houses and popular supermarkets.

Transport facilities include local bus links as well as the Overground at Hatch End station and the Metropolitan Line at North Harrow and Pinner stations, with both Lines providing a fast and frequent service into the heart of Central London and beyond.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

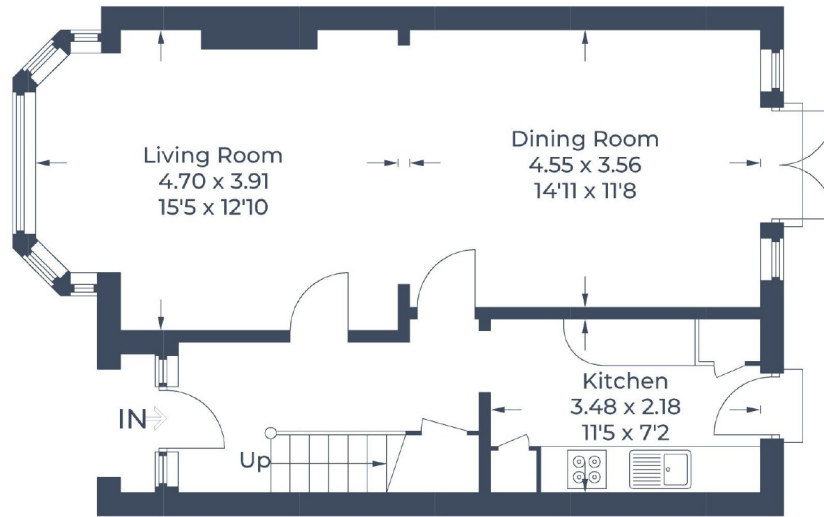
Energy Efficiency Rating: D

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

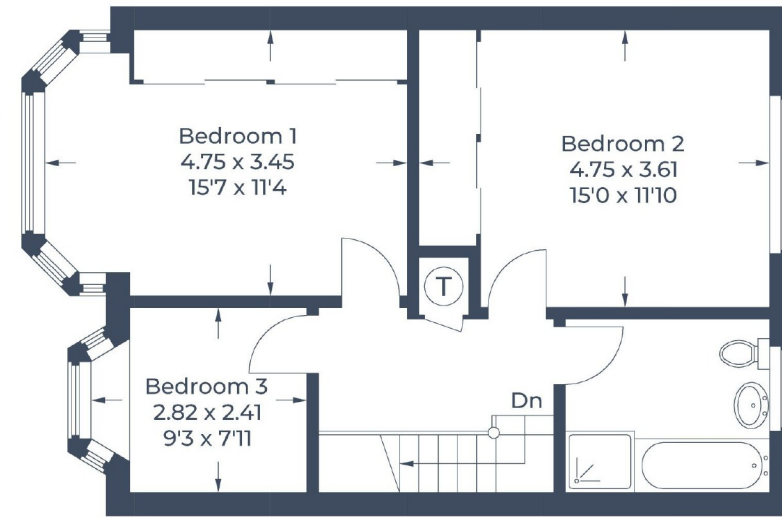




Approximate Gross Internal Area= 103.8 sq m / 1,118 sq ft



**Ground Floor**



**First Floor**

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