



A DESIRABLE 3 DOUBLE BEDROOM FAMILY HOME WITH PLANNING PERMISSION

Uxbridge Road, Pinner, HA5 3PU

ROBSONS

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Description

Available to the market with no onward chain. A three-bedroom Arteen home that forms part of the Pinner Wood conservation area, with planning in place to add over 55% of extra usable living space on to what is already a spacious home, coupled with a sizeable uplift in future-proof value. Having worked closely with a local architect, the owners' plans are ultra-modern with attention to the smallest of details to create on-trend open-plan living to maximise space, with strategically integrated glass sliding doors to close off when required. Functionality is key to this design, with views that flow from the front right through to the rear garden. The plans also include a single storey rear extension allowing for five windows on the side elevation, a loft conversion and re-purposed use of the garage into an office/spare room, bringing the total additional floor space to 65 SQ MT.

The house itself comprises a guest cloakroom, two generous reception rooms, a modern kitchen complete with integrated Bosch appliances, three double bedrooms, and a four-piece family bathroom.





The ground floor has immaculate seasoned Canadian oak flooring, apart from the kitchen and guest cloakroom which have tiled flooring, with clean quality grey carpet to the first floor. Furthermore, there is a fairly new boiler (4years) that is an uprated larger unit specified for all the additional needs of the plans/works set out. The bathroom has a power shower which was installed specifically to give mega pressure to both the bath and the separate walk-in shower.

The property has tremendous kerb appeal with its sizeable rear garden, and imposing frontage bordered by high Laurel Hedging and ornamental trees providing privacy from the main road. The gravelled drive features subtle built in blue lighting and provides off-street parking for 5/6 cars.

Location

Situated on Uxbridge Road, the property is within equal distance of Hatch End and Pinner High Streets, with the Metropolitan Line available at nearby Pinner Station and the Overground available at Hatch End Station. The area is well served by local primary and secondary schooling, including Pinner Wood and Grimsdyke Primary Schools.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: D

For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.



Approximate Gross Internal Area
 Ground Floor = 53.9 sq m / 580 sq ft
 First Floor = 52.1 sq m / 561 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 119.9 sq m / 1,291 sq ft

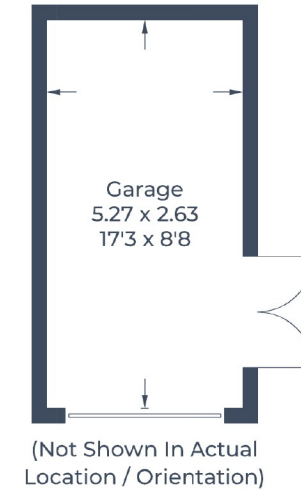
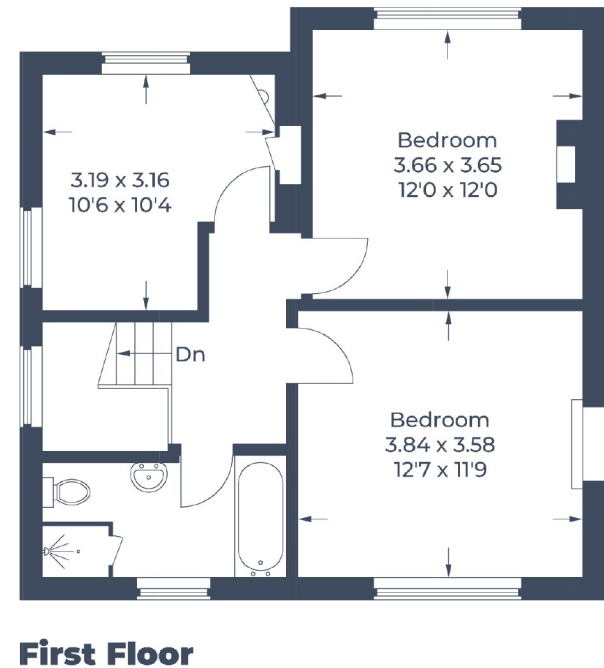
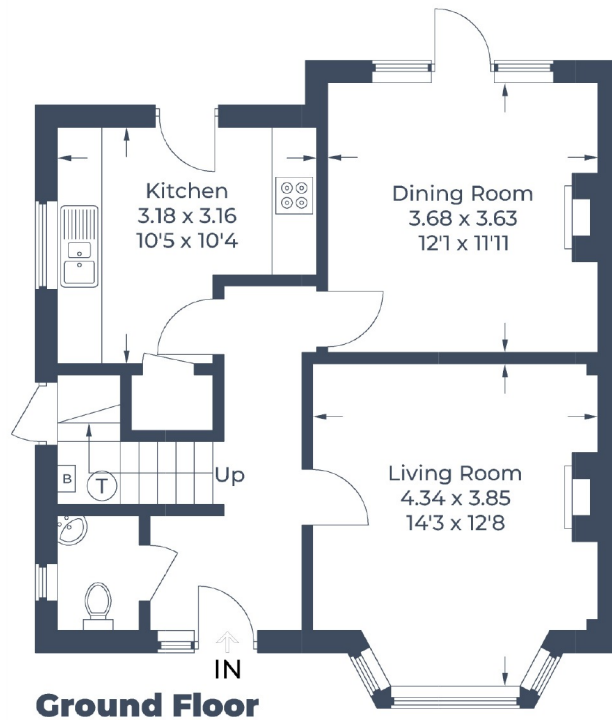
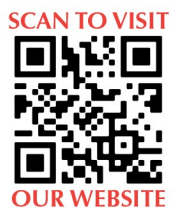


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