



## AN EXTENDED THREE BEDROOM FAMILY HOME WITH AN OUTBUILDING

Lulworth Drive, Pinner, HA5 1NF

**ROBSONS**

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**ENTRANCE HALLWAY • THREE RECEPTION ROOMS • KITCHEN & UTILITY ROOM • GUEST WC • THREE BEDROOMS • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • OUTBUILDING • OFF-STREET PARKING FOR TWO CARS & GARAGE • SCOPE TO FURTHER EXTEND (STPP)**

### Description

An extended and well-maintained three bedroom semi detached home with the added benefit of an outbuilding and further scope to extend (stpp), situated within walking distance of Cannon Lane Primary and Pinner High School - perfect for families.

The ground floor comprises an on-trend open-plan layout with three generous reception rooms, one of which has two sets of patio doors opening out to the garden - ideal for entertaining in the summer months. There is a galley-style kitchen that is accessible via the main hallway as well as the reception room, with the added benefit of a separate utility room. Furthermore, the garage can be accessed via the utility room, providing extra storage if required.





To the first floor, there are two double bedrooms with one boasting fitted wardrobes, a single bedroom, and a three-piece family bathroom. The property features a beautifully presented rear garden that is part lawn and part patio, with an outbuilding complete with power, ideal for a garden office, home gym or games room. Off-street parking for two cars is available at the front of the property via your own driveway along with a garage.

### **Location**

Lulworth Drive is situated off Cannon Lane, within easy reach of Eastcote, Pinner and Rayners Lane High Streets. For commuters, the Metropolitan Line and the Piccadilly Line can be accessed at nearby underground stations, with local bus routes easily accessible.

The area is well served by primary and secondary schooling, including Pinner High School and Cannon Lane Primary School, as well as children's parks/playgrounds and recreational facilities.

### **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  
 Ground Floor = 87.4 sq m / 941 sq ft  
 First Floor = 41.9 sq m / 451 sq ft  
 Outbuilding = 14.9 sq m / 160 sq ft  
 Total = 144.2 sq m / 1,552 sq ft



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