



**AN ATTRACTIVE FOUR BEDROOM FAMILY HOME IN A SOUGHT-AFTER LOCATION**

Pamela Gardens, Pinner, HA5 2QU

**ROBSONS**

# AN ATTRACTIVE FOUR BEDROOM FAMILY HOME IN A SOUGHT-AFTER LOCATION

Pamela Gardens, Pinner, HA5 2QU

**ENTRANCE PORCH AND HALLWAY • LARGE  
LOUNGE • KITCHEN/DINING/SITTING ROOM  
• GUEST CLOAKROOM • FOUR BEDROOMS  
• TWO BATHROOMS (ONE EN-SUITE) •  
ATTRACTIVE REAR GARDEN • OFF-STREET  
PARKING • SCOPE TO FURTHER EXTEND (STPP)**

## Description

A generously appointed, four bedroom extended home, situated in a popular and sought-after location close to both Eastcote and Pinner's amenities. The ground floor comprises a welcoming entrance porch and hallway with a guest cloakroom, a large double length lounge and a light-filled, contemporary kitchen/dining/sitting room that effortlessly flows on from the lounge. The kitchen features tasteful, bespoke fitted units with integrated appliances and ample storage space. There is enough room for a dining table and chairs, as well as a sitting area. Bi-folding doors and three sky-lights allow in plenty of natural light and brighten up the room. Completing the ground floor is a generous double bedroom that can be utilised in a number of ways and has an en-suite shower room.





To the first floor there are two well appointed double bedrooms with fitted wardrobes, a further bedroom with fitted wardrobes and a luxury family shower room. The property benefits from underfloor heating throughout the ground floor, and a water softening system.

Externally there is a well maintained garden that is laid to lawn with a patio area, perfect for outdoor dining in the summer months. To the front there is a driveway providing off-street parking for multiple cars.

### Location

Pamela Gardens is situated in the highly sought-after Eastcote Park Estate on a tree-lined road just moments from local schools and Eastcote and Pinner's amenities. Eastcote and Pinner high street's offers a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at Eastcote tube station, which provide a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### Additional Information

Guide Price: Price on Application

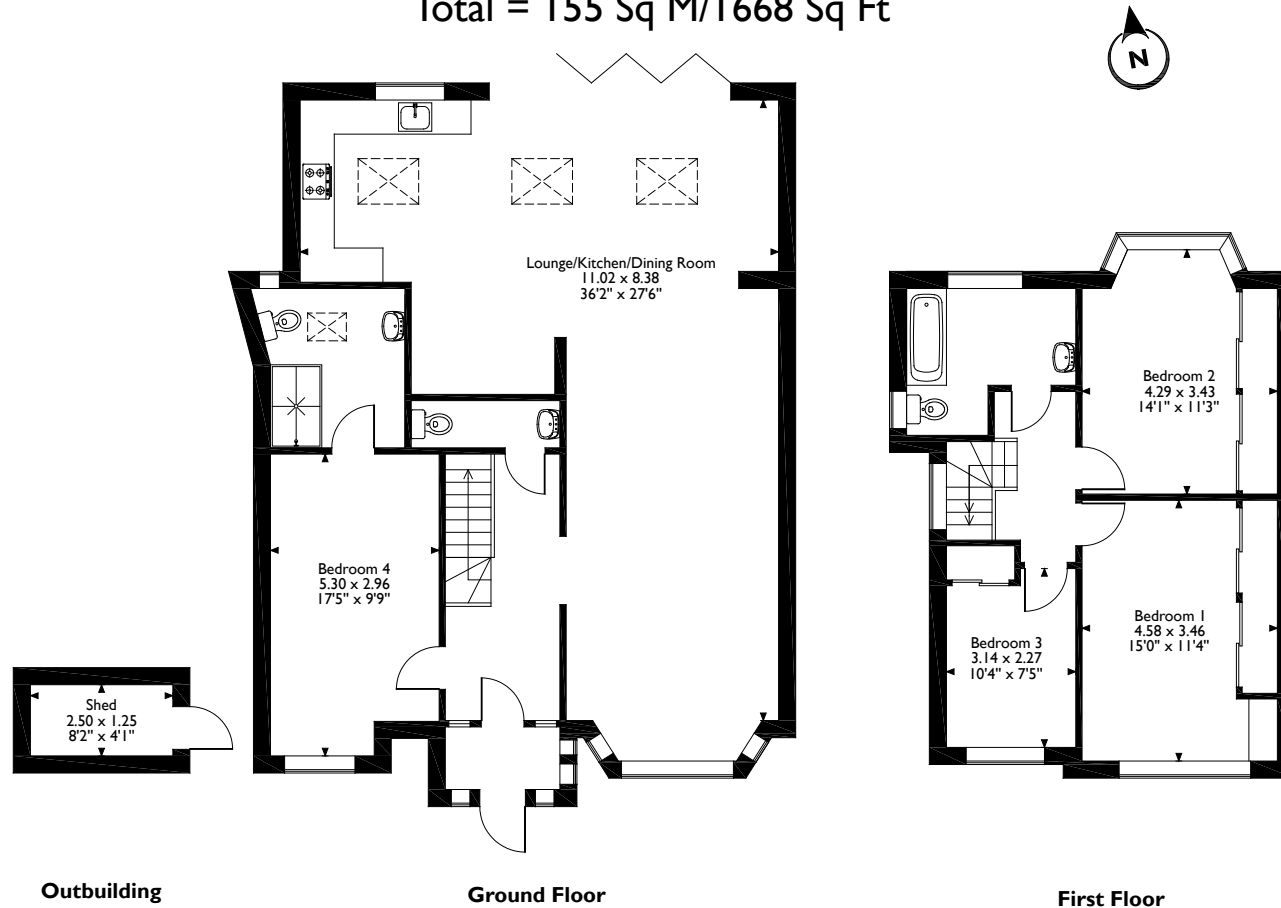
Tenure: Freehold

Local Authority: London Borough of Hillingdon

Energy Efficiency Rating: Band C



Pamela Gardens, Pinner  
 Approximate Gross Internal Area  
 Main House = 152 Sq M/1636 Sq Ft  
 Outbuilding = 3 Sq M/32 Sq Ft  
 Total = 155 Sq M/1668 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

1 High Street, Pinner, Middlesex, HA5 5PJ  
 Tel: 0208 866 8083 Pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.