



**AN ATTRACTIVE FOUR BEDROOM EXTENDED HOME IN A POPULAR LOCATION**

Uxbridge Road, Pinner, HA5 4SL

**ROBSONS**

**ENTRANCE PORCH & HALLWAY • GUEST CLOAKROOM • TWO RECEPTION ROOMS • MODERN KITCHEN • SPACIOUS STUDY/THIRD RECEPTION ROOM • FOUR BEDROOMS • LUXURY FAMILY BATHROOM • LARGE REAR GARDEN • OFF-STREET PARKING • GARAGE •**

### Description

A well-appointed four bedroom, extended family home set on a popular road close to both Pinner and Hatch End's amenities. This delightful home has been well maintained both inside and out, and features an attractive rear garden.

The ground floor comprises an entrance porch leading to a welcoming hallway with a guest cloakroom. There is an immaculate, front aspect kitchen featuring a range of modern fitted units with integrated appliances (two ovens, an induction hob, a microwave and fridge freezer), an adjoining dining room which in turn leads through to a large study/additional reception room, and a large lounge set to the rear that enjoys views of the garden. To the first floor there are two generously appointed, double bedrooms with fitted wardrobes, two further bedrooms and a luxury family bathroom.





Externally this delightful home boasts an attractive, sizeable rear garden that is laid to lawn with a patio area. To the front there is a large driveway allowing off-street parking for multiple cars and shared access to a private garage.

### **Location**

Situated on a popular, convenient road with easy access to local schools, amenities and transport links. Both Hatch End and Pinner high street can be found close by and offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links, the Metropolitan Line at Pinner tube station and the Overground at Hatch End rail station, both lines 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

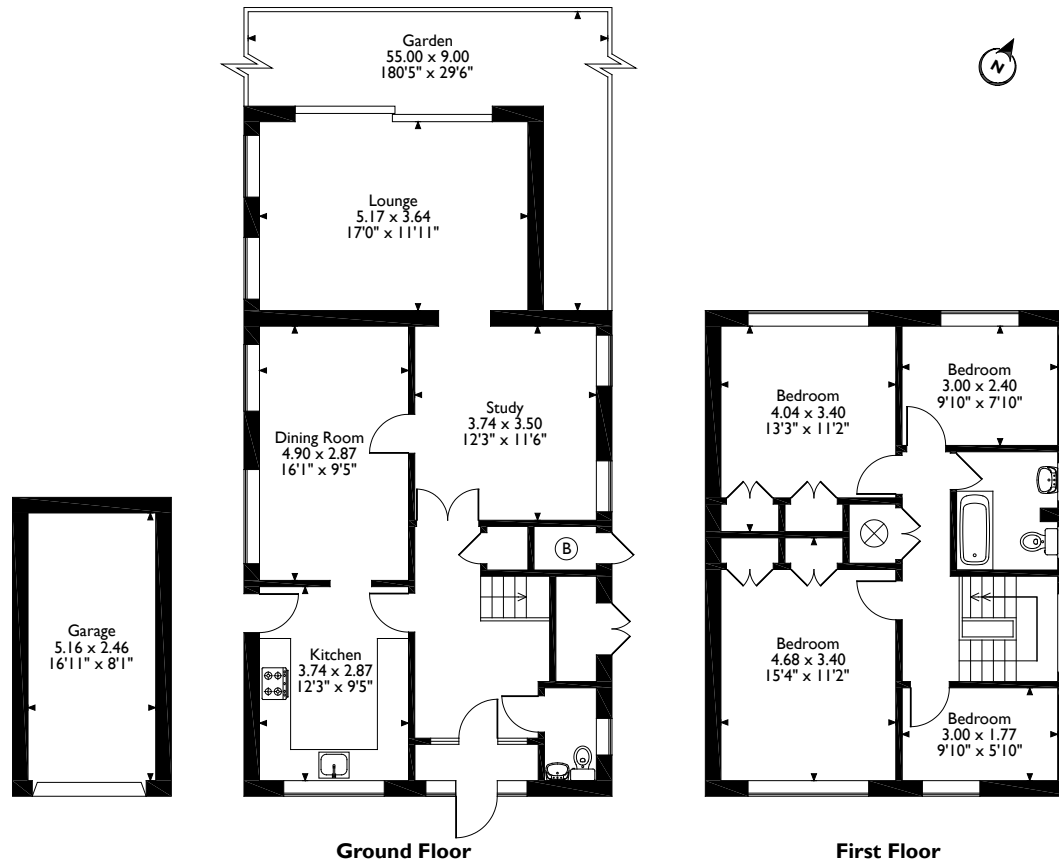
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band D



Uxbridge Road, Pinner  
 Approximate Gross Internal Area  
 Main House = 131 Sq M/1411 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Outside Store = 3 Sq M/32 Sq Ft  
 Total = 147 Sq M/1583 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.



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