



**A BRIGHT & WELL-PRESENTED THREE BEDROOM EXTENDED FAMILY HOME**

Anglesmede Way, Pinner, HA5 5SS

**ROBSONS**



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**ENTRANCE HALLWAY • GUEST WC • TWO  
RECEPTION ROOMS • KITCHEN / DINING  
ROOM • UTILITY AREA • STUDY • THREE  
BEDROOMS • FAMILY BATHROOM • SIZEABLE  
REAR GARDEN • OFF-STREET PARKING**

### Description

Positioned on a peaceful close within easy reach of both Pinner and Hatch Ends amenities, as well as a choice of local schools and excellent transport facilities, is this extended and well-appointed, three-bedroom semi-detached family home.

The ground floor comprises a vibrant entrance hallway with a guest WC, a front aspect lounge, and an open-plan kitchen / dining / living room with bi-folding doors to the garden. The kitchen offers a range of units providing ample storage space, with integrated appliances and a breakfast bar. There is plenty of room for a family dining table & chairs, with the addition of a generous living area. A large skylight, along with the bi-folding doors, floods the space with natural light, creating a bright social space for families. Completing the ground floor is a utility area and a study with fitted storage.







To the first floor there are three good-sized bedrooms with fitted wardrobes, and a family bathroom. The property benefits from a large, boarded loft space providing additional storage space and the potential to further extend (STPP).

Externally, the property boasts a sizeable rear garden that is laid to lawn with two decking areas. Off-street parking is available at the front of the property via your own driveway, along with access to the garden via a side gate.

### Location

Anglesmede Way is nestled away off George V Avenue, within easy reach of Pinner and Hatch End High Streets, which both offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner and North Harrow Underground Stations provide a regular service into London via the Metropolitan Line, with the Overground available at Headstone Lane and Hatch End Stations. Local bus routes are also easily accessible. The area is well served by primary and secondary schooling, with Pinner Park Primary School and Nower Hill High School within walking distance.

### 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.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.





Approximate Gross Internal Area  
 Ground Floor = 91.1 sq m / 980 sq ft  
 First Floor = 56.7 sq m / 610 sq ft  
 Shed = 1.8 sq m / 19 sq ft  
 Total = 149.6 sq m / 1,609 sq ft



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