



## A SIZABLE SIX BEDROOM EDWARDIAN HOME IN A PRIME LOCATION

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West End Avenue, Pinner, Middlesex, HA5 1BJ

**ROBSONS**



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**ENTRANCE HALLWAY • GUEST CLOAKROOM  
• DINING ROOM • LIVING ROOM • KITCHEN  
• UTILITY ROOM • SIX BEDROOMS • THREE  
BATHROOMS. TWO EN-SUITES • STUDY • SIDE  
AND REAR GARDEN • DOUBLE GARAGE • OFF-  
STREET PARKING VIA OWN DRIVEWAY**

## Description

A sizeable six bedroom Edwardian home situated in a prime, sought-after location. The ground floor briefly comprises a grand entrance hall with a guest cloakroom, a front aspect dining room with a large bay window and an original feature fireplace, a kitchen/breakfast room allowing access to the utility room, and a generous size study. Completing the ground floor is a spacious light filled lounge with a bay window and a feature fire place. To the first floor there is a spacious landing with ample storage space, a large master bedroom with an en-suite, three further bedrooms and a family bathroom with a separate WC. The second floor hosts two additional bedrooms with one benefitting from an en-suite.







Externally the property offers a private side and rear garden that is laid to lawn with a patio area and the added benefit of a Hot Tub. To the front of the property there is a driveway providing off-street parking and a double garage to the side.

### Location

Located in the heart of Pinner just a short stroll from Pinner Village and a variety of boutique shops, restaurants, coffee houses and supermarkets. There are excellent transport facilities in the area including the Metropolitan line at Pinner station and numerous local bus routes. The ever popular Eastcote Gardens and Pinner Memorial Park are close by where you can enjoy picturesque walks, there are also a number of children's play areas and other recreational facilities nearby.

The area is well served by primary and secondary schooling whilst being within catchment for Pinner High School, Nower Hill Secondary School, West Lodge School, Watford Boys and Watford Girls Grammar schools.

### Additional Information

Guide Price: Price on Application

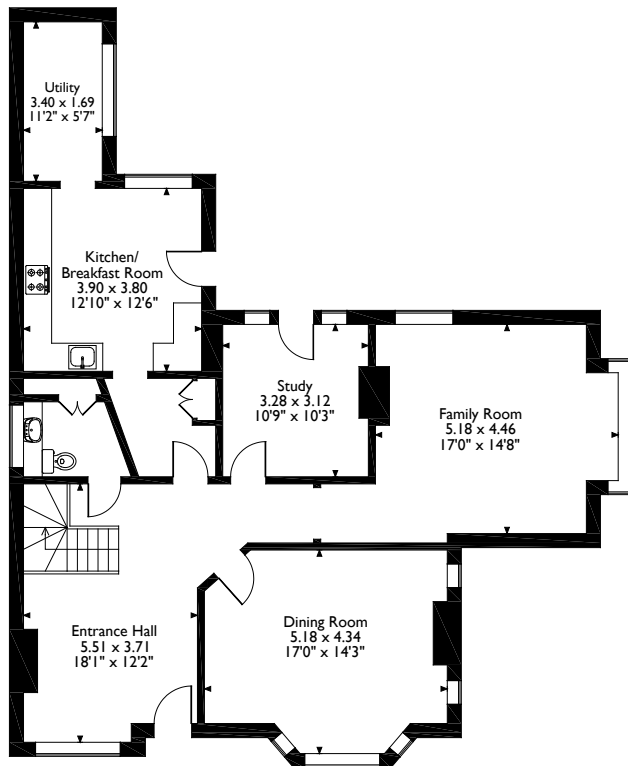
Tenure: Freehold

Local Authority: London Borough of Harrow

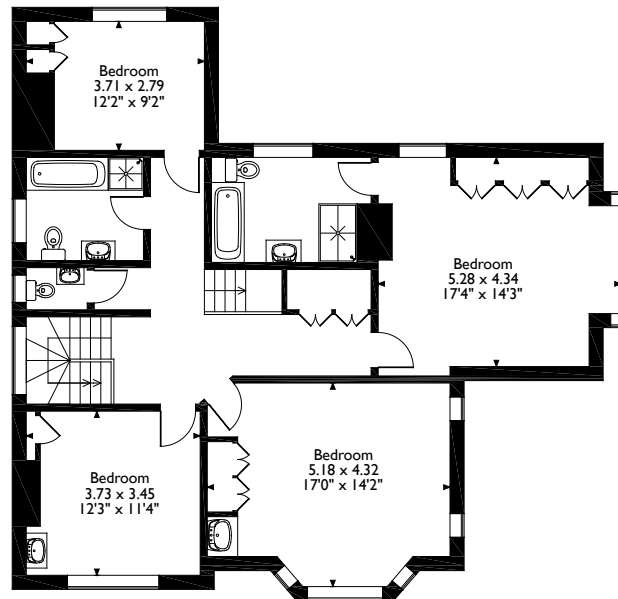
Energy Efficiency Rating: Band D



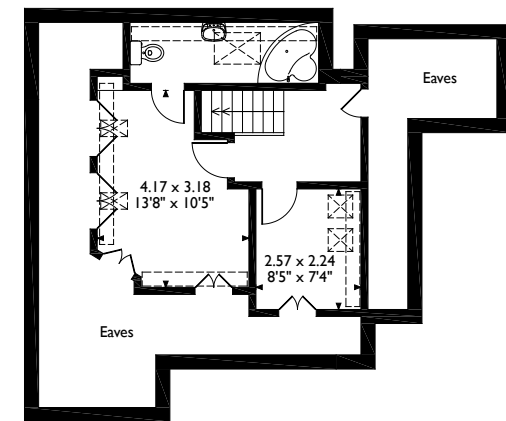
West End Avenue, Pinner  
Approximate Gross Internal Area  
247 Sq M/2662 Sq Ft



Ground Floor



First Floor



Second Floor

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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