



## AN ATTRACTIVE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

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West End Avenue, Pinner, Middlesex, HA5 1BN

**ROBSONS**



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**SPACIOUS ENTRANCE RECEPTION • LIVING ROOM • FAMILY ROOM • KITCHEN / DINING ROOM • UTILITY ROOM • FOUR DOUBLE BEDROOMS • FAMILY BATHROOM • SEPARATE WC • STUDY • SECLUDED GARDEN • OFF-STREET PARKING • DOUBLE LENGTH GARAGE • AMPLE SCOPE TO EXTEND ( STPP )**

## Description

An attractive four double bedroom detached family home, offering an abundance of space for the growing family to enjoy. The ground floor comprises a spacious yet welcoming entrance reception allowing access to a front aspect living room, a generous size family room with access to the garden, a light filled kitchen/dining room and a useful utility room. To the first floor there are four double bedrooms, a study and a family bathroom with a separate WC. There is further potential to create one large family bathroom by combining the current bathroom with the separate WC, as well as combining the study with one of the bedrooms to create one large master bedroom.







Externally the property boasts a secluded garden that is mainly laid to lawn with a patio area perfect for alfresco dining in the summer months. The garden has been professionally landscaped with an Irrigation system and power sockets along the sides. To the front of the property there is a driveway providing off street parking and a double length garage.

### 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

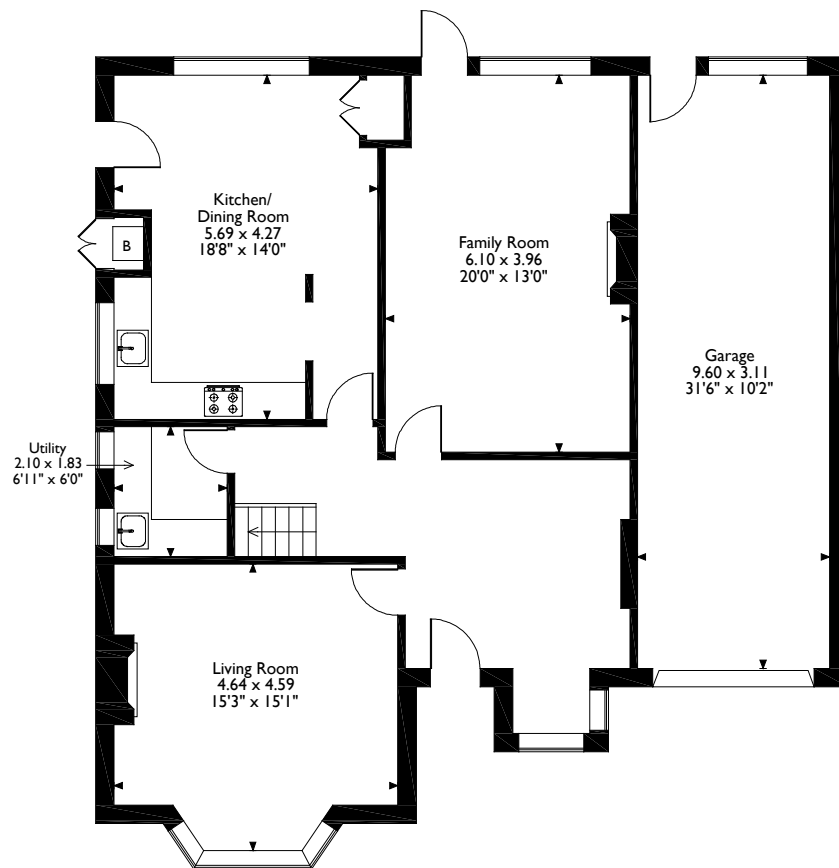
Tenure: Freehold

Local Authority: London Borough of Harrow

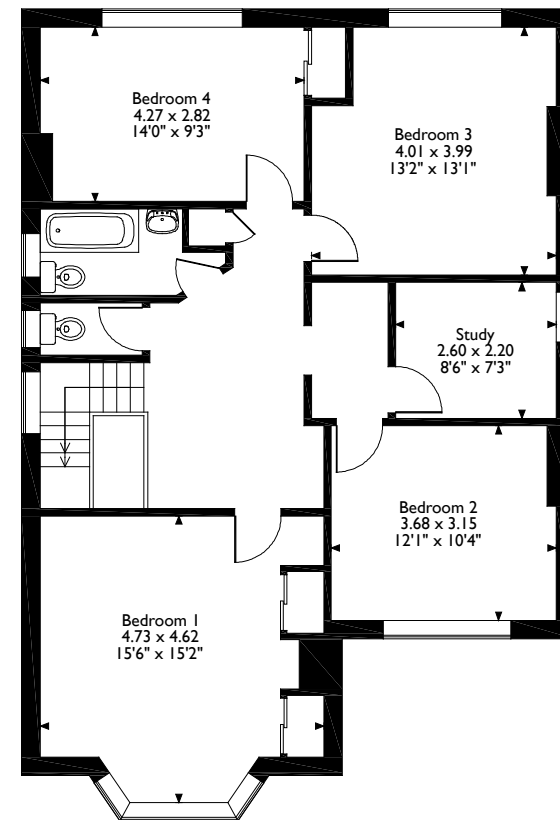
Energy Efficiency Rating: Band D



West End Avenue, Pinner  
 Approximate Gross Internal Area  
 Main House = 180 Sq M/1940 Sq Ft  
 Garage = 30 Sq M/321 Sq Ft



**Ground Floor**



**First 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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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

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