



**A FANTASTIC FOUR/FIVE BEDROOM FAMILY HOME SET IN A PRIME LOCATION**

West End Lane, Pinner, HA5 1AF

**ROBSONS**



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**ENTRANCE HALL • GUEST CLOAKROOM • TWO RECEPTION ROOMS • KITCHEN BREAKFAST ROOM • STUDY • FOUR/FIVE BEDROOMS • EN-SUITE TO THE MASTER BEDROOM • FAMILY BATHROOM • ATTRACTIVE GARDEN • OFF-STREET PARKING • GARAGE**

## Description

Set on one of Pinner's most sought-after roads, just moments from Pinner high street and within catchment of West Lodge Primary School, is this fantastic four / five bedroom, two bathroom family residence. This bright and generously appointed home offers potential throughout, and is perfect for the growing family. The ground floor comprises a welcoming reception hall that provides access to all the main living areas. There are two rear aspect reception rooms - The living room, full of character with a magnificent fireplace; the other being a dining room which boasts a lovely, curved bay window allowing views of the garden. There is a generous kitchen / breakfast room, and a reasonably sized study which could alternatively be used as a third reception room or an additional bedroom. Completing the ground floor is a guest cloakroom.







Stairs situated in the entrance hall lead to a landing that provides access to what is currently a sitting room. Up to the first floor, there is a master bedroom with fitted wardrobes and an en-suite bathroom, three further, well-appointed bedrooms, and a family bathroom.

Externally this property offers a beautifully maintained rear garden that is laid to lawn with shrub borders and a patio area for outdoor dining in the summer months. To the front there is a sizeable driveway providing off-street parking and a garage.

### Location

Located just moments from Pinner high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner station is nearby and offers regular links into London via the Metropolitan line. There are also numerous local bus routes providing links to the neighbouring areas.

The area is well served by primary and secondary schooling (within catchment for West Lodge primary), children's parks/ playgrounds, and recreational facilities.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

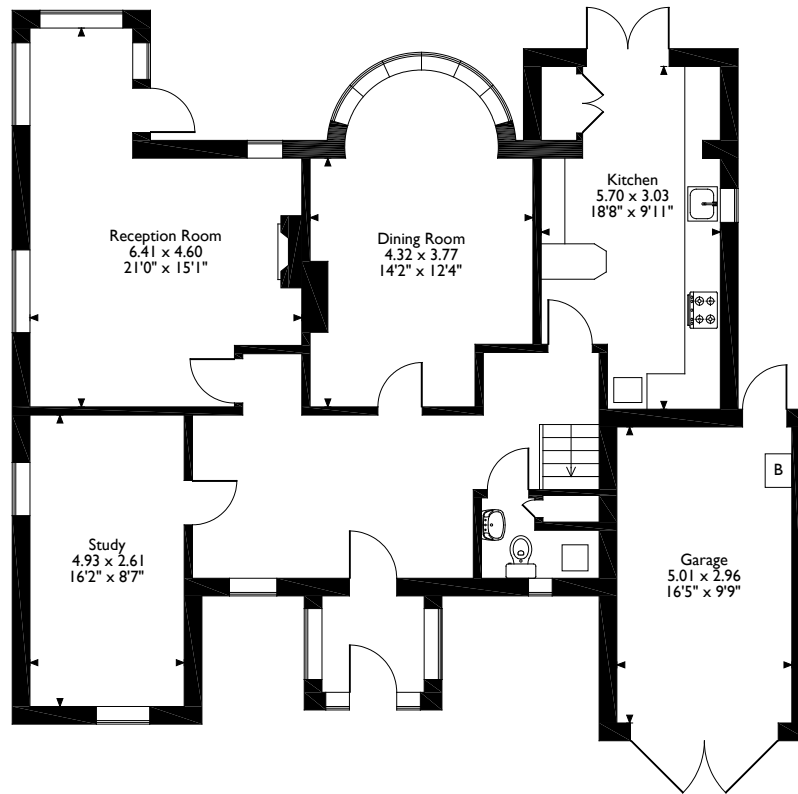
Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band D

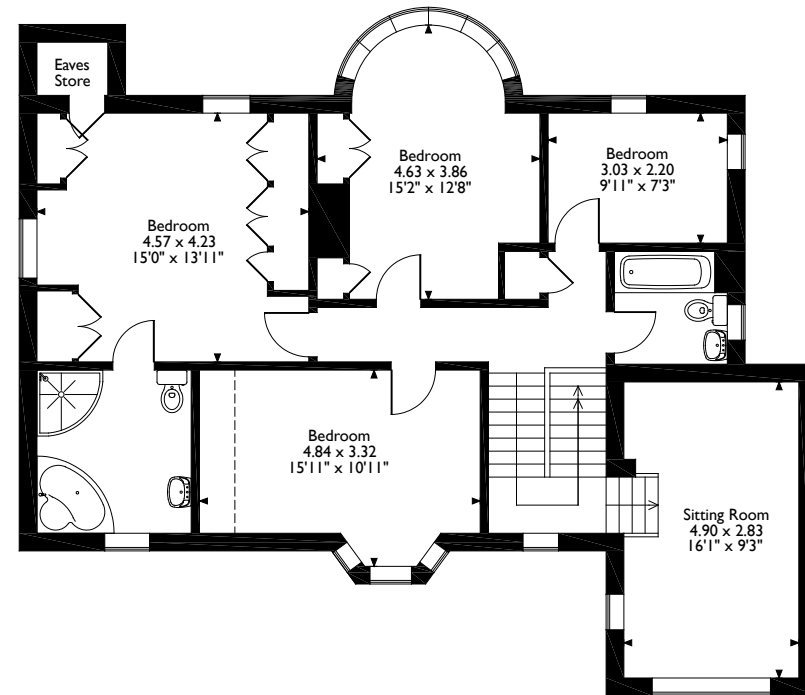




West End Lane, Pinner  
 Approximate Gross Internal Area  
 Main House = 197 Sq M/2121 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft



**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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