



## AN EXTENDED & WELL MAINTAINED FOUR BEDROOM FAMILY HOME

Dawlish Drive, Pinner, HA5 5LN

**ROBSONS**



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**ENTRANCE HALLWAY • LOUNGE • SPACIOUS KITCHEN • DINING/LIVING ROOM • FOUR BEDROOMS, ONE EN-SUITE • LUXURY FAMILY BATHROOM • PRIVATE GARDEN • OFF-STREET PARKING • HYBRID BOILER • WATER SOFTENER •**

## Description

An extended and well maintained, four bedroom home offering generous interiors across three floors, perfect for the growing family. This bright and spacious home enjoys a peaceful yet convenient location, within easy reach of local high streets, schools and transport links.

The ground floor comprises an entrance hallway with two useful cloak/storage cupboards, a front aspect lounge with a bay window, and an impressive kitchen offering ample storage space, an induction hob, and an integrated oven. Completing the ground floor is a light-filled living/dining room that flows on from the kitchen and features two large sky-lights, and bi-folding doors to the garden. There is also a study area which can be utilised as a further reception/living area, a guest WC and a utility room.







To the first floor there is a beautiful, period stained-glass window on the landing, three generous bedrooms with two benefiting from fitted wardrobes, and a luxury family bathroom. The second floor hosts an additional double bedroom with a modern en-suite shower room, and access to eaves storage space. The property benefits from a Hybrid boiler, an air source heat pump, solar panels and a water softener.

Externally the property boasts a private rear garden that is laid to lawn with a patio area and a garden room/summer house. To the front there is a driveway providing off-street parking and a small garage for storage.

### Location

Located on a popular road with easy reach of Pinner, Eastcote and Rayners Lane, all of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. There are excellent transport links close by including the Metropolitan line at Pinner and the Piccadilly & Metropolitan line at Eastcote and Rayners Lane station. The area is well served by local nurseries, primary and secondary schooling, children's play areas and recreational facilities.

### Additional Information

Guide Price: Price on Application

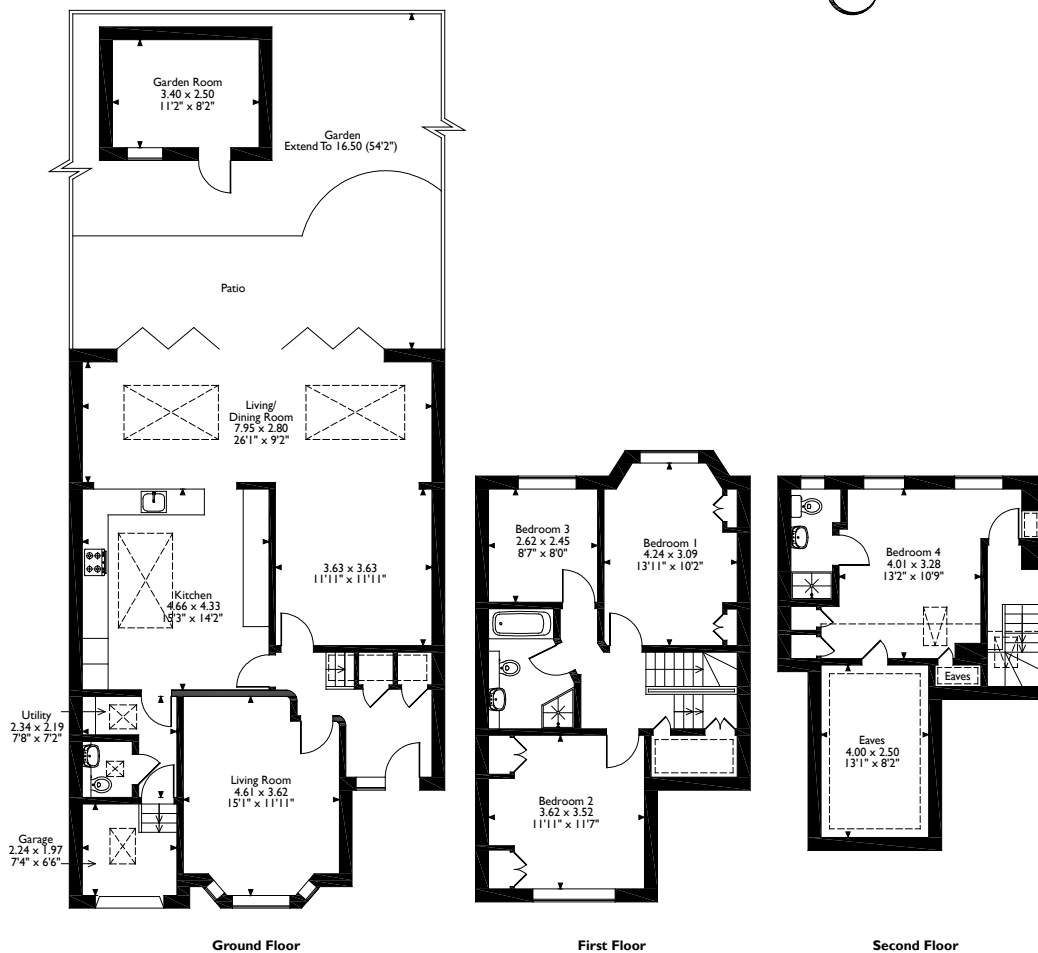
Tenure: Freehold

Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band D



Dawlish Drive, Pinner  
 Approximate Gross Internal Area  
 Main House = 163 Sq M/1754 Sq Ft  
 Outbuilding = 9 Sq M/97 Sq Ft  
 Total = 172 Sq M/1851 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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