



## A FOUR BEDROOM CHARACTER HOME ON A SOUGHT-AFTER ROAD

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West End Avenue, Pinner, HA5 1BN

**ROBSONS**

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**RECEPTION HALLWAY • DINING ROOM • LIVING ROOM • KITCHEN/BREAKFAST ROOM & LARGE UTILITY ROOM • MAIN BEDROOM WITH ENSUITE BATHROOM • THREE FURTHER BEDROOMS • BATHROOM & SEPARATE WC • SECLUDED REAR GARDEN • OFF STREET PARKING**

## Description

An attractive four double bedroom detached family home in a sought after location. The property retains many original character features such as picture rails and parquet wood flooring to the ground floor. There is a spacious reception hallway with access to the generously sized dining room with inglenook fireplace, and the sitting room with character features and doors to the garden. The kitchen is fitted with a range of wood units offering ample storage space with appliances, and has the added benefit of a large utility/storage room. Completing the ground floor is a guest cloakroom. To the first floor is the principal bedroom with an en-suite, three further double bedrooms and a family bathroom with an additional WC adjacent.





A real feature of this property is the extensive rear garden, well-stocked with a variety of plants and shrubs, and with a large flagstone patio area. To the front there is an attractive garden, again planted with a variety of flowering shrubs, and a driveway providing off-street parking.

### **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 a short walk away including the Metropolitan line at Pinner station and numerous local bus routes. The ever popular Pinner Memorial Park & Café 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**

Tenure: Freehold

Council: London Borough of Harrow

Council Tax Band: G

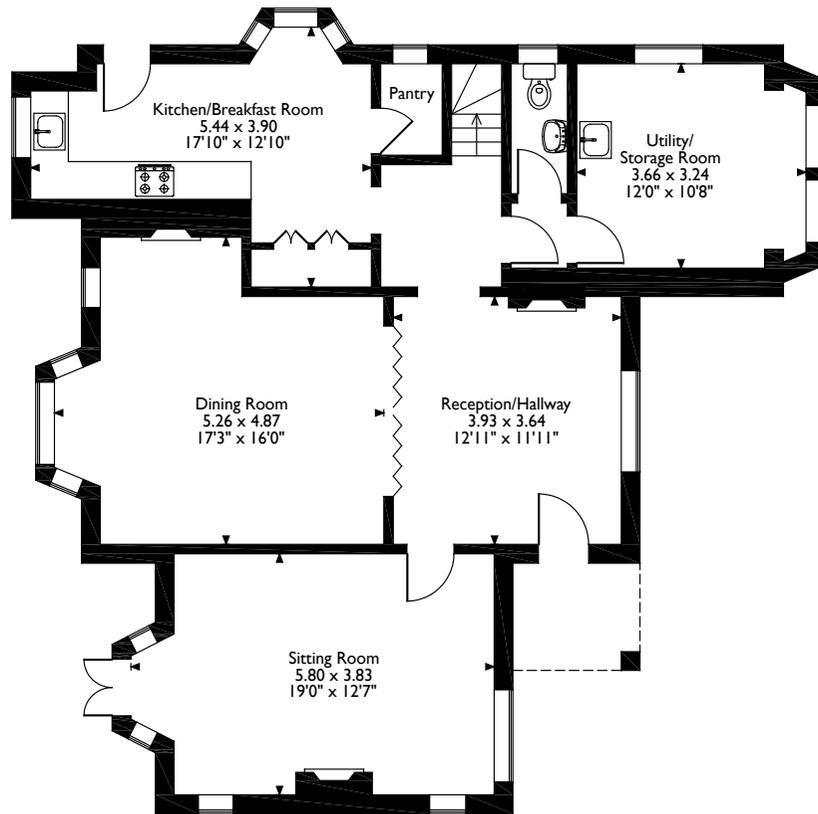
Energy Efficiency Rating Band: E



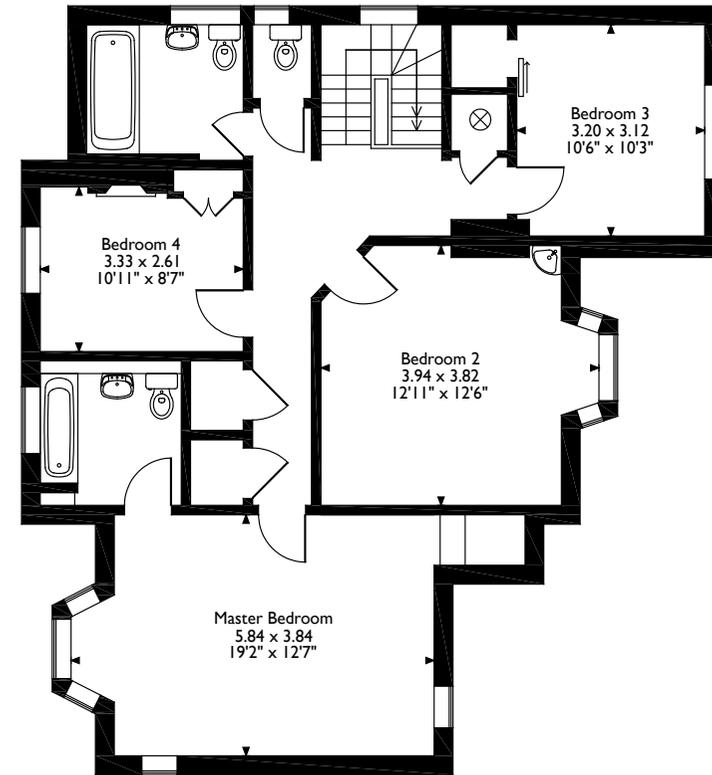
# West End Avenue, Pinner

## Approximate Gross Internal Area

### 191 Sq M/2056 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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