



A DETACHED FAMILY HOME ON A CORNER PLOT WITH SCOPE TO EXTEND (STPP)

Hillcroft Avenue, Pinner, HA5 5AR

ROBSONS

Hillcroft Avenue, Pinner, HA5 5AR

ENTRANCE HALLWAY • GUEST WC • THREE RECEPTION ROOMS • KITCHEN / BREAKFAST ROOM • THREE DOUBLE BEDROOMS • FAMILY BATHROOM, SEPARATE WC • SIZEABLE REAR GARDEN • LARGE FRONTAGE FOR OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP)

Description

A three-bedroom detached family home with an attractive rear garden and ample scope to extend (STPP), situated a short distance from both Rayners Lane and Pinner's amenities, as well as a choice of local schools.

The ground floor comprises an entrance hallway with stairs to the first floor and a guest WC. Off the hallway there are three generous reception rooms with one having access to the garden, and a well-equipped kitchen/breakfast room with integrated appliances. To the first floor there are three well-appointed double bedrooms that all benefit from fitted wardrobes, a good-sized family bathroom and a separate WC.





Externally, this delightful home boasts a sizeable rear garden that is laid to lawn with a patio area and a variety of mature shrubs. There is an imposing frontage providing off-street parking for multiple cars, along with a garage.

Location

Hillcroft Avenue is a peaceful tree-lined road just moments from Pinner, Rayners Lane and North Harrow, all of which offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at Rayners Lane tube station (0.5 miles), both provide a fast and frequent service into the heart of Central London and beyond.

The area is well served for primary and secondary schooling, with Longfield and Cannon Lane primary schools close by, as well as Pinner High secondary school.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: D

For additional information, please refer to www.robsonswb.com or call us on: 020 8866 8083.



Approximate Gross Internal Area = 132.9 sq m / 1431 sq ft
 Garage = 20.5 sq m / 221 sq ft
 Total = 153.8 sq m / 1657 sq ft

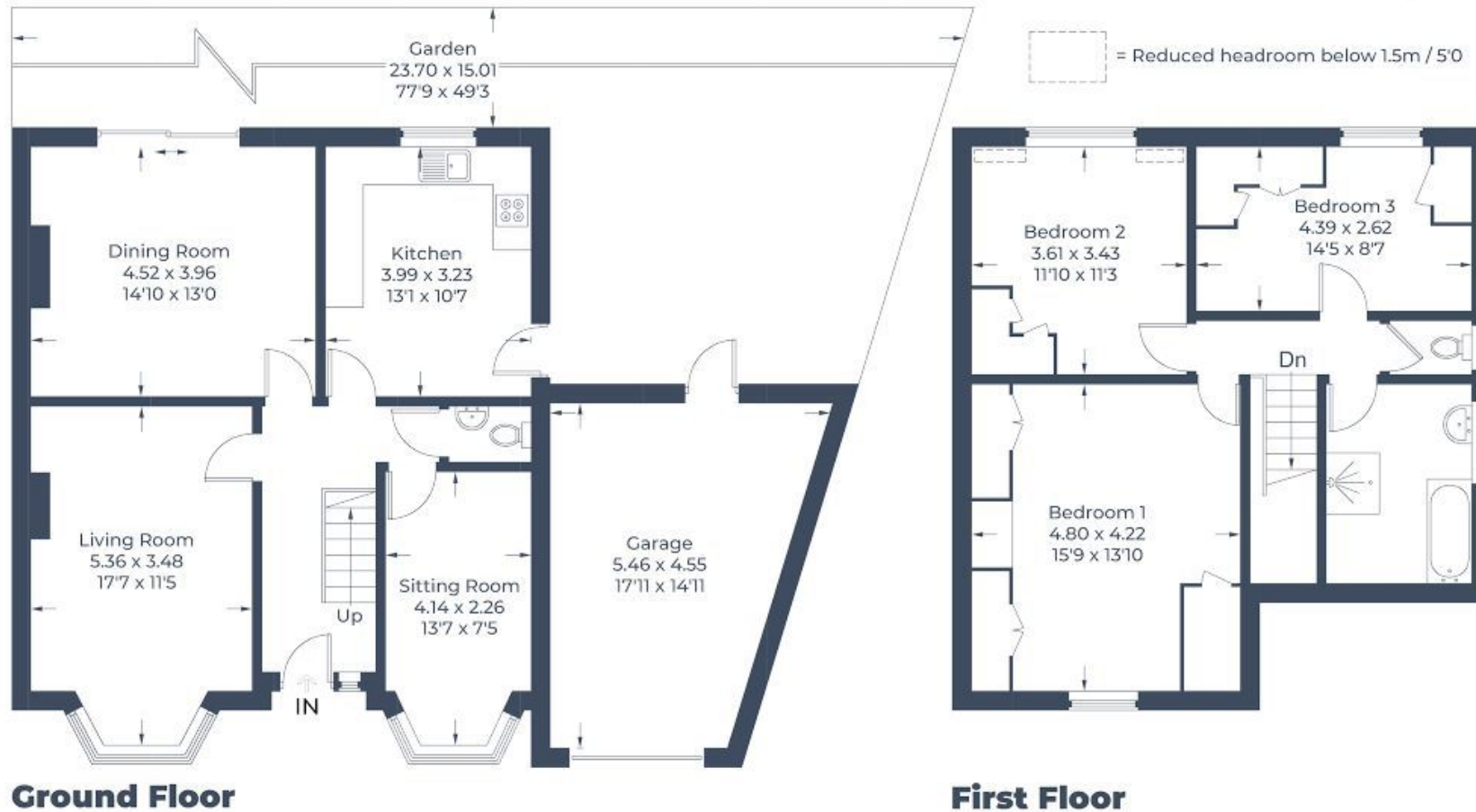


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Robsons

ROBSONS

1 High Street, Pinner HA5 5PJ
 Tel: 020 8866 8083 Email: pinner@robsonsweb.com
www.robsonsweb.com

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.