



A SPACIOUS FOUR BEDROOM TWO BATHROOM EXTENDED FAMILY HOME

Woodberry Avenue, Pinner, HA2 6BE

ROBSONS

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**Reception Room • Dining Room • Kitchen •
Guest WC • Principal Bedroom with En-suite •
Three Further Bedrooms • Family Bathroom •
Attractive Rear Garden • Off-Street Parking**

Description

This well-presented and extended four-bedroom, two-bathroom semi-detached family home offers generous living space and is ideally located within easy reach of local amenities, well-regarded schools, and excellent transport links.

The ground floor features a welcoming entrance hallway leading into a bright and spacious dual-aspect reception and dining room, complete with a large bay window and an elegant feature fireplace. French doors connect this space to the kitchen/breakfast room, which includes a guest WC and additional French doors opening onto the rear garden, perfect for indoor-outdoor living and entertaining. The kitchen also benefits from direct access via the hallway and offers a range of fitted units with ample space for freestanding appliances.





The first floor comprises three well-proportioned bedrooms, two of which include fitted wardrobes, along with a family shower room. The second floor is dedicated to a generous principal bedroom with built-in wardrobes and an en-suite shower room.

The property boasts an attractive rear garden laid to lawn, with mature shrubs and flowerbeds, as well as a patio area ideal for outdoor dining. The front of the property offers a driveway for off-street parking and convenient side access to the rear garden.

Location

Situated in a convenient location within equal distance of both North Harrow and Harrow & Wealdstone's array of shops, restaurants and supermarkets. Transport facilities include the Metropolitan Line at North Harrow station and the Overground at Harrow & Wealdstone station, both of which provide a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

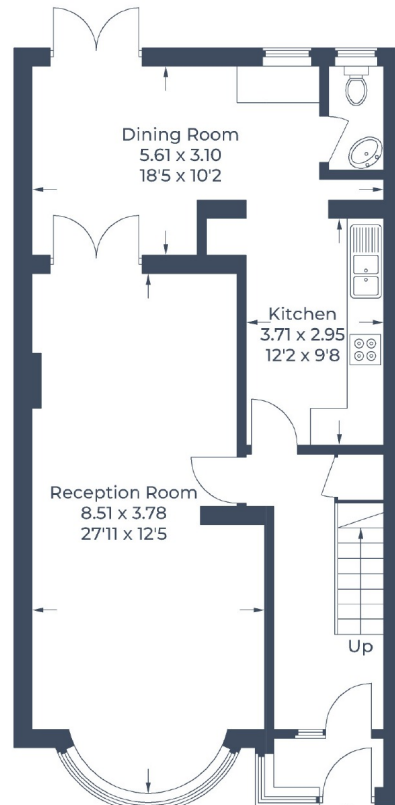
Council Tax Band: D

Energy Efficiency Rating: D

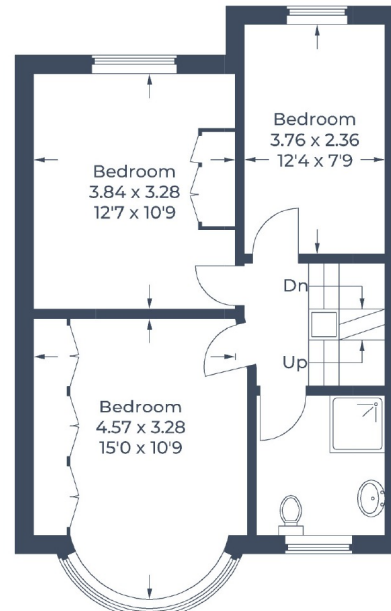
For additional information, please refer to www.robsonswb.com or call us on: 020 8866 8083.



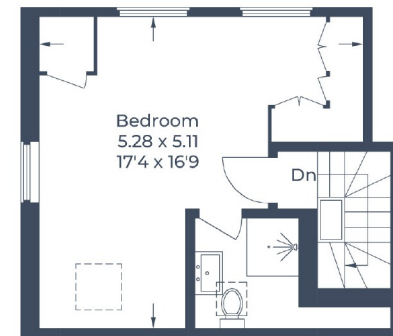
Approximate Gross Internal Area
 Ground Floor = 66.5 sq m / 716 sq ft
 First Floor = 47.3 sq m / 509 sq ft
 Second Floor = 28.3 sq m / 305 sq ft
 Total = 142.1 sq m / 1,530 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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ROBSONS

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

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