



**A CHARMING FOUR BEDROOM HOME WITH FURTHER SCOPE TO EXTEND (STPP)**

Hill Road, Pinner, HA5 1LB

**ROBSONS**

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**ENTRANCE HALLWAY • TWO RECEPTION ROOMS • KITCHEN • GUEST WC • FOUR BEDROOMS, ONE EN-SUITE • FAMILY BATHROOM • WELL KEPT GARDEN • OFF-STREET PARKING • DOUBLE LENGTH GARAGE • FURTHER SCOPE TO EXTEND (STPP)**

## Description

Perfectly situated for a number of local high streets, popular primary and secondary schools and excellent transport facilities, is this charming four bedroom, detached home with further scope to extend (STPP). The property would best suit a growing family looking to create their ideal home.

The ground floor comprises an entrance porch and hallway allowing access to two reception rooms, a kitchen and a guest WC. Leading on from the kitchen is a lead-to which provides additional storage space. To the first floor there are two double bedrooms with fitted wardrobes, a third bedroom that can also be utilised as a home office, and a family bathroom with a separate WC. The second floor hosts the master bedroom complete with fitted wardrobes and an en-suite bathroom.





Externally the property boasts an attractive rear garden that is mainly laid to lawn with a covered patio area, perfect for outdoor dining in the summer months. To the front there is a driveway providing off-street parking for at least two cars and a double length garage.

### **Location**

Situated between Lyncroft Avenue and Cannon Lane, this property is just a short distance from Pinner high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Eastcote and Rayners lane high streets are equally as close and offer an alternative choice of shopping facilities and restaurants. For commuters, the Metropolitan line is available at Pinner station and offers frequent services into London. There is also Eastcote and Rayners Lane stations nearby that provide the Piccadilly line services as well as the Metropolitan line. The area is well served by 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 TBC



Hill Road, Pinner  
 Approximate s Internal Area  
 Main House = 122 Sq M/1306 Sq Ft  
 Garage = 21 Sq M/226 Sq Ft  
 Total = 143 Sq M/1532 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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