



**AN IMPRESSIVE 4 BEDROOM 2 BATHROOM HOME IN EXCESS OF 1,800 SQ. FT**

Catlins Lane, Pinner, HA5 2EZ

**ROBSONS**



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**NO ONWARD CHAIN • THREE RECEPTION ROOMS • CONSERVATORY • KITCHEN • FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • LARGE REAR GARDEN • IMPOSING FRONTAGE • OFF-STREET PARKING & GARAGE • SCOPE TO EXTEND (STPP)**

### Description

Beautifully presented both inside and out. This charming and characterful four-bedroom, two-bathroom detached home provides spacious living across two floors, whilst its sizeable plot allows for an imposing frontage and a large rear garden. With scope to extend (STPP), the property presents an opportunity to further enhance or reconfigure the space should you wish.

The ground floor comprises three generous reception rooms, two of which are front aspect, a conservatory, and a galley-style kitchen. The first floor hosts four well-appointed bedrooms, with one benefitting from a modern en-suite, and a three-piece family bathroom.







The front and rear gardens are extremely well-maintained, and feature a variety of flowerbeds, shrubs and trees. The front garden is bordered by tall manicured hedges, with a long gravelled driveway leading up to the garage.

### Location

Catlins Lane is conveniently situated close to Eastcote, Northwood Hills and Pinner High Streets, all of which offer a variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is accessible at nearby underground stations, with a number of local bus routes providing links to the neighbouring areas.

The area is well served by primary and secondary schooling, children's parks/playgrounds and open spaces, including Eastcote House Gardens and Eastcote Cricket Club.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: G

Energy Efficiency Rating: E

For additional information, please refer to [www.robsonsweb.com](http://www.robsonsweb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
 Ground Floor = 86.1 sq m / 927 sq ft  
 First Floor = 71.3 sq m / 767 sq ft  
 Garage = 17.0 sq m / 183 sq ft  
 Total = 174.4 sq m / 1,877 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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SCAN TO VISIT



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