



A VERY WELL PRESENTED THREE BEDROOM TOWNHOUSE IN A RESIDENTIAL LOCATION

Mansard Close, Pinner, HA5 3FQ



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**THREE BEDROOMS • THREE BATHROOMS •
LIVING/DINING ROOM • KITCHEN • UTILITY
ROOM • STUDY/OFFICE • INTEGRAL GARAGE
• REAR GARDEN • DRIVEWAY PARKING**

Description

This beautifully presented three-bedroom townhouse is arranged over three floors and offers well-balanced, versatile accommodation in good condition throughout.

On the ground floor, the property features access to the integral garage, a practical utility room, a dedicated office/study ideal for home working, and a shower room.

The first floor boasts a bright and spacious double-aspect living/dining room, perfect for both relaxing and entertaining, alongside a modern, well-appointed fitted kitchen.

The second floor comprises three bedrooms, including a principal bedroom with an en-suite bathroom, as well as an additional shower room serving the remaining bedrooms.

Externally, the property benefits from a low-maintenance rear garden with a patio seating area positioned at the far end.





To the front, there is off-street parking and access to the integral garage.

Location

The property is just moments from Pinner High Street and a vast selection of shops, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport facilities in the area, including the Metropolitan Line at nearby Pinner Station, as well as easy access to a number of local bus routes.

The area is well served by primary and secondary schooling, with West Lodge Primary School a short walk away, and Pinner Wood Primary also close by. Pinner Memorial Park is a stone's throw away, providing a great space for walks, with the added benefit of a children's playground.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

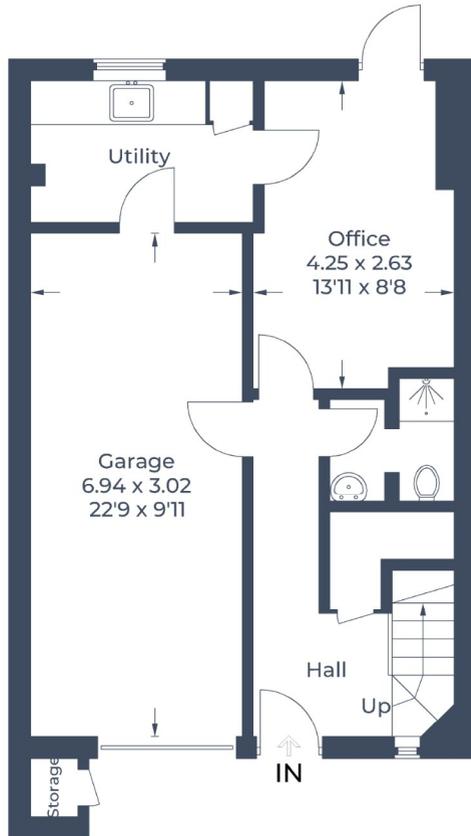
Council Tax Band: F

Energy Efficiency Rating: C

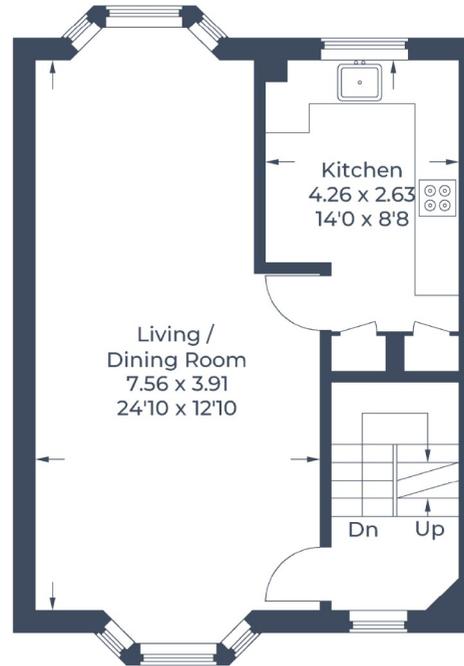
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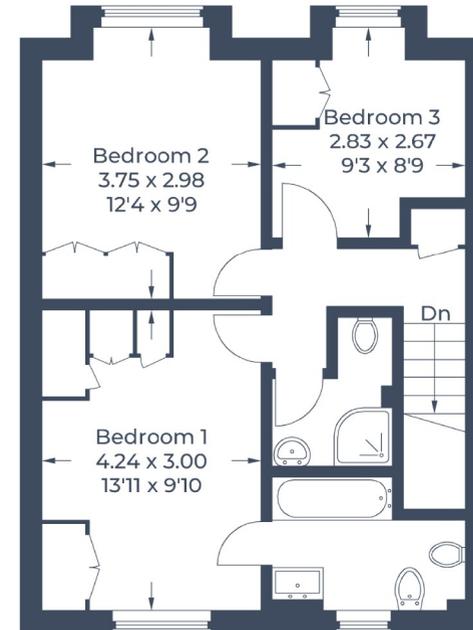
Approximate Gross Internal Area
 Ground Floor = 52.7 sq m / 567 sq ft
 First Floor = 45.5 sq m / 490 sq ft
 Second Floor = 45.2 sq m / 486 sq ft
 Storage = 0.5 sq m / 5 sq ft
 Total = 143.9 sq m / 1,548 sq ft
 (Including Garage)



Ground Floor



First Floor



Second Floor

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