



**AN ELEGANT DETACHED FOUR BEDROOM FAMILY HOME, LANDSCAPED GARDEN SPACE, GARAGE AND OFF STREET PARKING**

Malpas Drive, Pinner, Middlesex, HA5 1DQ

**ROBSONS**

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**DETACHED • PORCH & ENTRANCE HALLWAY  
• FOUR BEDROOMS • TWO BATHROOMS &  
GUEST W.C. • DINING ROOM • LIVING  
ROOM • STUDY • KITCHEN / BREAKFAST  
ROOM • GARDEN, PATIO AND GARDEN SHED  
• GARAGE, OWN DRIVEWAY AND OFF STREET  
PARKING**

### Description

Beautifully presented throughout, this substantial four double bedroom detached residence offers an exceptional blend of generous living accommodation, and impressive outdoor space.

A welcoming covered porch opens into the spacious entrance hall which leads onto a versatile study at the front of the property, which could be used as an additional bedroom being next to a ground floor shower room. The impressive living room enjoys a front aspect and offers an elegant reception space. Glazed patio doors provide direct access onto the rear garden, while an opening leads seamlessly into the adjoining dining room. The dining room continues effortlessly into the striking kitchen/breakfast room, beautifully appointed with contemporary cabinetry.





Flooded with natural light from a large skylight and patio doors the kitchen benefits from integrated appliances, and eye-level oven. Completing the ground floor are a guest cloakroom/W.C. and the garage. The first floor comprises four double bedrooms, these are served by a family bathroom. The rear garden is beautifully arranged featuring expansive lawns, mature trees and established shrubs. Situated at the rear of the garden is a summer house. To the front, the property enjoys an attractive landscaped frontage with a private driveway providing ample off-street parking, together with access to the garage.

### **Location**

Situated on a popular road in a convenient location with easy access to local schools and Pinner, Rayners Lane and Eastcote's amenities. Pinner, Rayners Lane and Eastcote all offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner, Rayners Lane and Eastcote tube stations, with the Piccadilly Line also at Rayners Lane and Eastcote. The area is well served for primary and secondary schooling, parks/playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: C

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



Approximate Gross Internal Area  
 Ground Floor = 75.7 sq m / 815 sq ft  
 First Floor = 59.9 sq m / 645 sq ft  
 Garage / Shed = 18.6 sq m / 200 sq ft  
 Total = 154.2 sq m / 1,660 sq ft



**Ground Floor**

**First Floor**

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