



A UNIQUE FOUR DOUBLE BEDROOM HOME IN AN EXCLUSIVE BARN STYLE DEVELOPMENT ON A PRIVATE ROAD MOMENTS FROM PINNER VILLAGE

Farm Court, Pinner

ROBSONS

Farm Court, Pinner

**ENTRANCE HALL • LIVING / DINING ROOM •
OPEN PLAN KITCHEN / SITTING ROOM •
MASTER SUITE WITH DRESSING ROOM AND
BATHROOM • THREE FURTHER DOUBLE
BEDROOMS, ONE WITH EN-SUITE • FAMILY
BATHROOM • STUDY • GROUND FLOOR W.C.
• LANDSCAPED REAR GARDEN WITH TERRACE
• PRIVATE PARKING**

Description

An exceptional opportunity to acquire this unique four double bedroom home, forming part of an exclusive barn style development situated on a private road, just moments from the centre of Pinner Village. Light, spacious and beautifully presented throughout, the property has been finished to a very high specification, offering stylish accommodation arranged over two floors. Entering via the welcoming entrance hall, there is useful cupboard storage. The heart of the home is the impressive open-plan designer kitchen / sitting room with a stylish fitted kitchen, generous entertaining space and bi-fold doors opening onto the landscaped rear garden and raised terrace. The ground floor further benefits from a large reception and dining area.













A study provides an excellent dedicated home-working space while a guest cloakroom completes the ground floor. The first floor is centred around a grand principal bedroom suite, which is exceptionally bright and spacious and benefits from fitted wardrobes, a dressing room and en-suite bathroom, all finished to an exacting standard. There are three further double bedrooms, which benefit from fitted wardrobes, with one bedroom also enjoying its own en-suite facilities. A well-appointed family bathroom completes the first floor. To the rear is a beautifully landscaped garden, featuring a well-tended lawn and raised terrace. The property also benefits from ample parking to the front.

Location

Farm Court is located in the heart of the Village on one of Pinner's desired roads, just moments from both Pinner and Hatch End's amenities. Pinner and Hatch End offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station, with the Overground at Hatch End rail station. Both lines 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

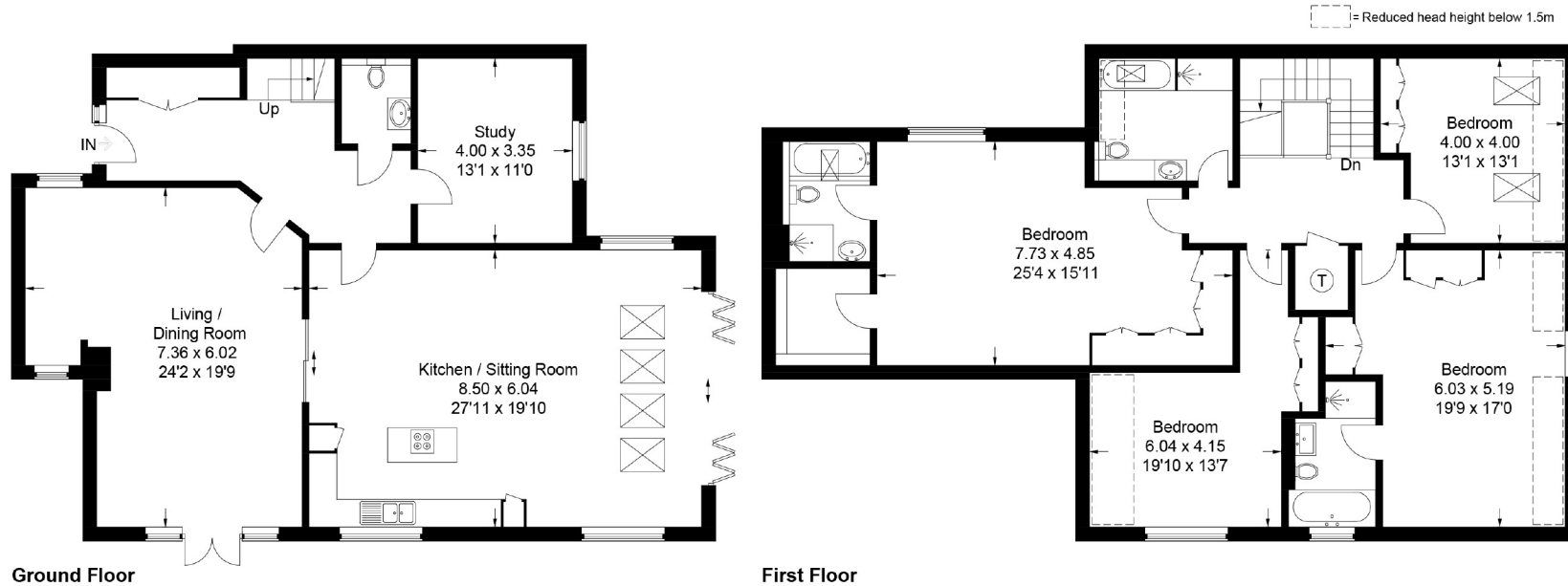
Council Tax Band: G

Energy Efficiency Rating: TBC



3 Farm Court

Approximate Gross Internal Area
 Ground Floor = 127.1 sq m / 1,368 sq ft
 First Floor = 136.8 sq m / 1,472 sq ft
 Total = 263.9 sq m / 2,840 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Robsons - Bucks

ROBSONS

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

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.