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**ROBERTSON  
PHILLIPS**  
Estate Agents



Blythwood Road, Pinner

Guide Price £1,299,950



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**A FANTASTIC OPPORTUNITY** to purchase a beautifully presented Four Bedroom, Two Bathroom Detached family residence which has been extended and well maintained throughout. The property is located on a generous plot, potentially one of the biggest on the road and is within walking distance to Pinner Village and Hatch End Broadway. Local shops, sought after schools, restaurants and stations are all close by. Comprising spacious entrance hall with cloakroom, through lounge/dining room, fitted kitchen/breakfast room, office and double garage. Upstairs are four good size bedrooms, family bathroom and master bedroom with en - suite bathroom. Further benefits include, double glazing, integral double garage, driveway with parking for several cars and secluded garden with mature shrubs. This property is being sold with no forward chain and has a lot of potential to remodel and extend making it your forever home.



### Ground Floor

#### Entrance Hall

Spacious and welcoming entrance with window to front, parquet wood block flooring, stairs, door to:

#### WC

Window to front, two piece suite vanity wash hand basin with cupboards under, tiled surround and mirror and low-level WC, parquet wood block flooring.

#### Dining Room 13' 9" x 12' 0" (4.19m x 3.65m)

Perfect entertaining space with double doors opening onto the living room, ideal for family gatherings.

#### Living Room 15' 9" x 14' 8" (4.80m x 4.47m)

Bright living area flooded with natural light, this area can be extended by opening the patio doors up allowing access to the conservatory.



### Conservatory

Well maintained conservatory which is a great extension of the current living space and connects the house to the garden.

### Kitchen/Breakfast Room 15' 7" x 9' 8" (4.75m x 2.94m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated dishwasher, space for washing machine and tumble dryer, eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, eye level grill, window to rear, vinyl flooring, door to:

### Study 12' 8" x 12' 5" (3.86m x 3.78m)

Good sized study that could also double up as a downstairs guest bedroom, window to side and sliding door to conservatory.

### Double Garage 12' 7" x 12' 4" (3.83m x 3.76m)

Great size double garage/workshop with up and over door. Ideal for a classic car or could be converted into an annex or even built on top of, extending the property even further. Subject to the necessary planning permissions.

### Lean To 12' 0" x 8' 0" (3.65m x 2.44m)

Additional storage space connecting the front of the property to the rear.

### Landing

Window to side, fitted carpet, door to Storage cupboard, door to:

### Principle Bedroom 15' 1" x 12' 8" (4.59m x 3.86m)

Spacious principle positioned to the rear, fitted wardrobes, dressing area and window looking over the garden.

### Dressing Area 9' 0" x 4' 8" (2.74m x 1.42m)

Window to front and a selection of fitted wardrobes.

### En-suite Bathroom

Fitted with four piece suite comprising corner bath with independent shower, pedestal wash hand basin and low-level WC, tiled surround, mirrored cabinet, shaver point and shaver light, window to rear, heated towel rail and ceramic tiled flooring.

### Bedroom 2 17' 0" x 12' 0" (5.18m x 3.65m)

Great size double bedroom with fitted wardrobes and window to front.

### Bedroom 3 11' 11" x 10' 6" (3.63m x 3.20m)

Double bedroom with window to front and fitted wardrobes.

### Bedroom 4 12' 2" x 7' 8" (3.71m x 2.34m)

Small double with window to rear and fitted wardrobes.

### Bathroom

Fitted with a three piece suite with deep panelled bath, vanity wash hand basin with cupboards under, mixer tap, heated towel rail, tiled surround, mirror and shaver light with shower over and glass screen and low-level WC.

### Rear Garden (Approximately 65 ft x 51ft)

Mainly laid to lawn with a mixture of attractive, established shrubs and patio area.

### Council Tax Band: G

### EPC Rating:

### Tenure: Freehold

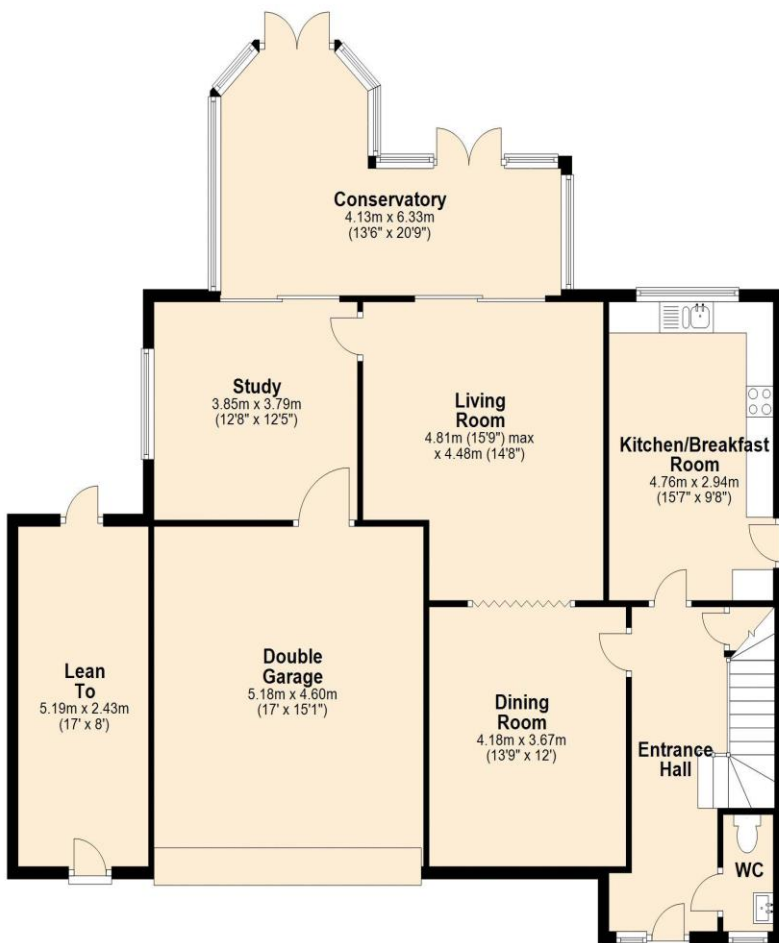


## KEY FEATURES:

- Detached
- Four Double Bedrooms
- En-Suite Bathroom
- Double Garage
- Secluded Garden
- Potential To Extend Further (STPP)
- No Onward Chain

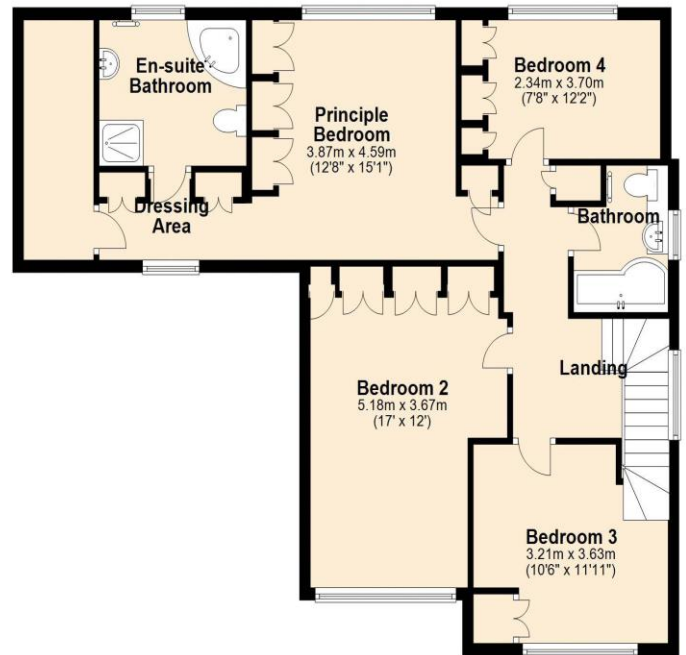
### Ground Floor

Approx. 125.8 sq. metres (1354.3 sq. feet)

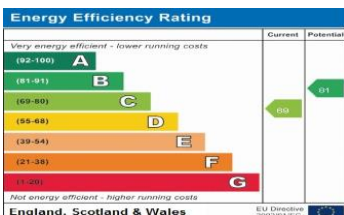


### First Floor

Approx. 84.4 sq. metres (908.9 sq. feet)



Total area: approx. 210.3 sq. metres (2263.2 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.