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**ROBERTSON  
PHILLIPS**  
Estate Agents



Albury Drive, Pinner

Offers in the Region Of  
£829,000



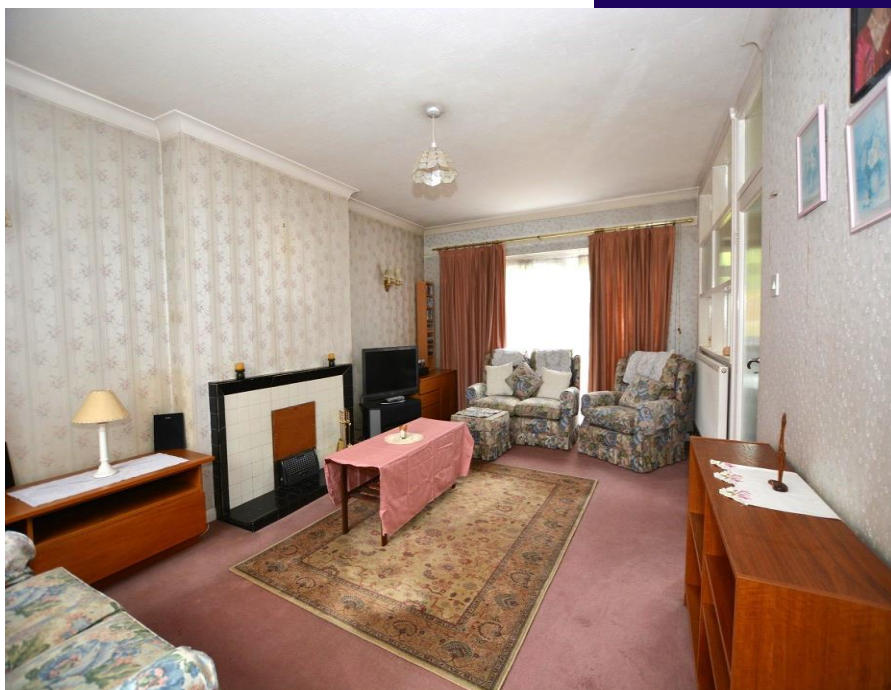
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A Three Bedroom Detached family home situated on the popular Pinner Wood Park Estate within easy reach of both Pinner Village and Hatch End. Local shops, Underground and Mainline Stations, Pinner Wood School, fine dining restaurants and Pinner Hill Golf Club are all available.

Comprising entrance hall, cloakroom, double aspect lounge, dining room and kitchen. Upstairs are three bedrooms and bathroom/wc. Benefits include secluded garden and garage via own drive. There is ample scope to extend subject to planning permission. **UPDATING REQUIRED**

**THERE IS NO UPPER CHAIN.**



#### Entrance Hall

Spacious entrance hall with under stairs storage.

#### Cloakroom

Window to side, wall mounted wash hand basin and low-level WC.

Lounge 19' 5" x 12' 10" (5.91m x 3.91m)

Double aspect room with double glazed window to front and sliding doors to garden, door to:

Dining Room 9' 5" x 8' 6" (2.87m x 2.59m)

Window to rear, door to:

Kitchen 13' 3" x 9' 3" (4.04m x 2.82m)

Fitted with base and eye level units with inset 1+1/2 bowl stainless steel sink, integrated oven and gas hob. Wall mounted boiler, space for fridge/freezer, storage cupboard, window to rear and door to side access.



### Landing

Double glazed window to front, airing cupboard and access to loft.

Bedroom One 18' 1" x 10' 3" (5.51m x 3.12m)

Good size bedroom with double glazed window to rear.

Bedroom Two 12' 6" x 10' 3" (3.81m x 3.12m)

Double glazed window to rear.

Bedroom Three 9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to front.

### Bathroom

With bath, vanity wash hand basin and low-level WC. Obscure double glazed windows to front and side.

### Garage

Window and door to side. Up and over door, approached via own drive.

Garden Approx. 75' 0" x 42' 0" (22.84m x 12.79m)

Large patio area, side access to both sides, green house and garden shed.

### Council Tax

Band G

Tenure: Freehold

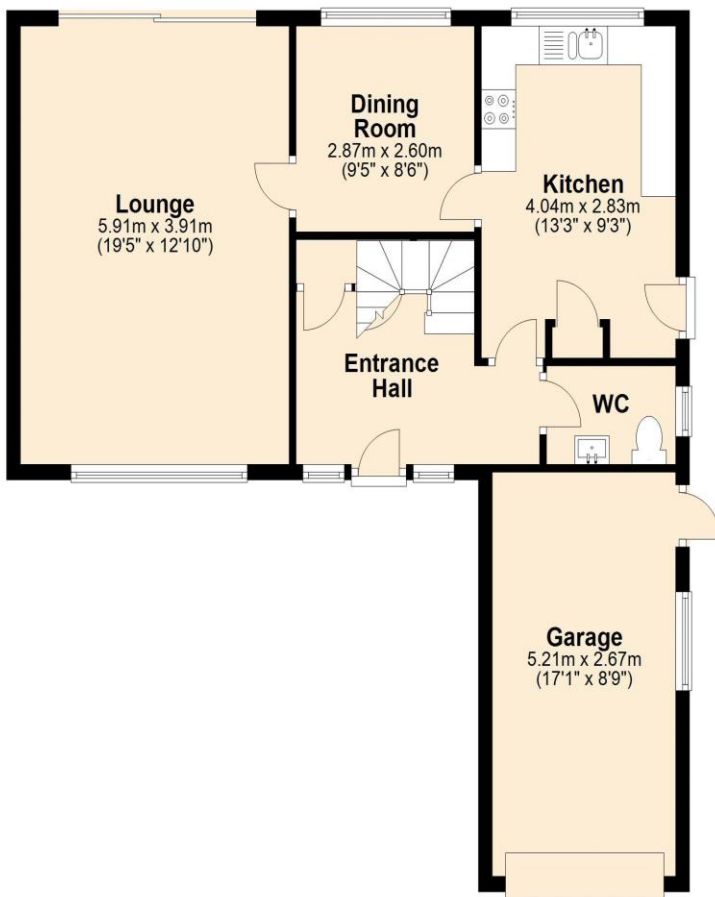


## KEY FEATURES:

- Three Bedrooms
- Double aspect Lounge
- Dining Room
- Kitchen
- Garage via own drive
- 75ft Garden
- No Upper Chain.
- UPDATING REQUIRED.

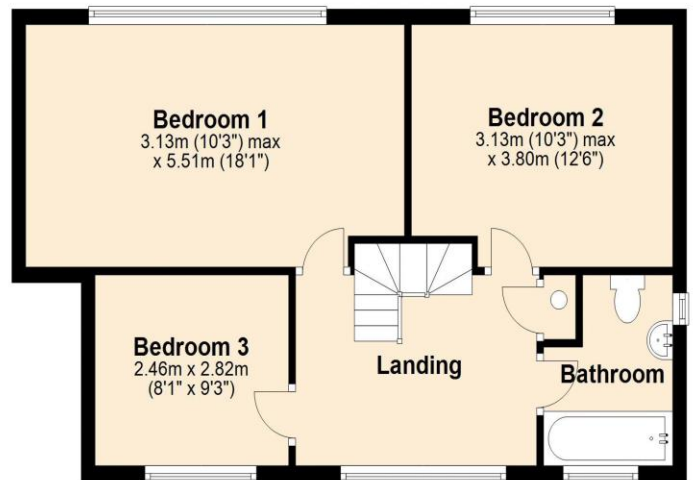
### Ground Floor

Approx. 65.9 sq. metres (708.9 sq. feet)

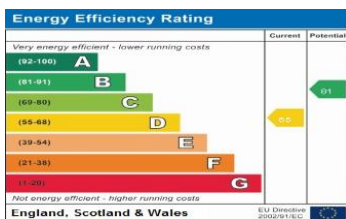


### First Floor

Approx. 51.0 sq. metres (548.5 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 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.**