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**ROBERTSON
PHILLIPS**
Estate Agents



Altham Road, Pinner

£1,150,000



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Tucked away in a quiet side road, accessible via a private driveway, this spacious four-bedroom, two-bathroom detached house offers a mix of modern comfort and potential for expansion. Situated within walking distance of Hatch End Broadway, with its range of eateries, shops, supermarkets, and overground station, this property is ideal for both entertaining and family living.

Located within one mile of two OFSTED "Outstanding" rated state schools and close to several respected private schools, the property also offers proximity to places of worship and easy access to Central London via excellent public transport links.

Entering through a generously sized porch into a hallway, you will find a separate living room flooded with natural light from large windows, providing direct access to the garden. There's also a study and a separate dining area, perfect for family meals or entertaining.

The modern kitchen/family room is a highlight, featuring sleek countertops, stainless steel appliances, and ample cabinet space for storage. A centre island adds extra workspace and doubles as a casual dining spot.

The principal bedroom suite boasts its own ensuite bathroom, with the remaining bedrooms sharing a well-appointed additional bathroom.

The sizable back garden presents opportunities for gardening, recreation, and benefits from spacious patio areas for outdoor entertaining. With the potential to extend, there's room to customise and expand the home to suit your evolving needs and preferences, there are plenty of options available; extend, convert the garage, or convert the loft.



Ground Floor

Porch - Attractive glazed porch leading to:

Entrance Hall

Window to front, stairs, door to Storage cupboard.

Lounge 19' 9" x 11' 8" (6.02m x 3.55m)

Bright room with double glazed leded light windows to front and rear, door to garden. Attractive fireplace.

Study 11' 6" x 6' 8" (3.50m x 2.03m)

Double glazed leded light window to front.

Cloakroom - Window to rear, wash hand basin, low-level WC, heated towel rail and fully tiled walls.

Cloaks/boot cupboard

Dining Room 12' 11" x 11' 6" (3.93m x 3.50m)

Double glazed leded light window to rear.



Kitchen/Family room 33' 4" x 15' 2" (10.15m x 4.62m)
max Fitted with a matching range of base and eye level units with worktop space and underlighting, tiled, 1+1/2 bowl sink with mixer tap, integrated dishwasher, fridge/freezer, eye level electric fan assisted double oven, five ring gas hob with extractor hood, built-in microwave. Windows to rear and front, ceramic tiled flooring and door to garden.

Utility/Boiler room 8' 7" x 7' 5" (2.61m x 2.26m)
Fitted with a matching range of base units with sink, automatic washing machine, tumble dryer, wall mounted boiler and mega flo system, window and door to garden.

Landing
Double glazed window to front.

Principal Bedroom 12' 9" x 11' 0" (3.88m x 3.35m)
Double glazed window to front, fitted dressing table and drawers, open plan to:

En-suite Shower Room
Tiled shower enclosure, vanity wash hand basin, low-

level WC, heated towel rail fully tiled walls, window to rear.

Bedroom Two 11' 8" x 9' 9" (3.55m x 2.97m)
Window to front, range of fitted wardrobes and drawers.

Bedroom Three 11' 8" x 10' 6" (3.55m x 3.20m)
Windows to rear and side, range of fitted wardrobes.

Bedroom Four 10' 6" x 8' 3" (3.20m x 2.51m)
Window to rear, fitted wardrobes.

Bathroom
Panelled bath, vanity wash hand basin, tiled shower enclosure, low-level WC, heated towel rail and two windows to rear.

Garage 16' 7" x 8' 7" (5.05m x 2.61m)
With up and over door, approached via own drive.

Secluded Garden - Mainly laid to lawn with a patio area and path leading to a storage shed.

Council Tax Band: G
EPC Rating: C
Tenure: Freehold
Facing: East facing garden

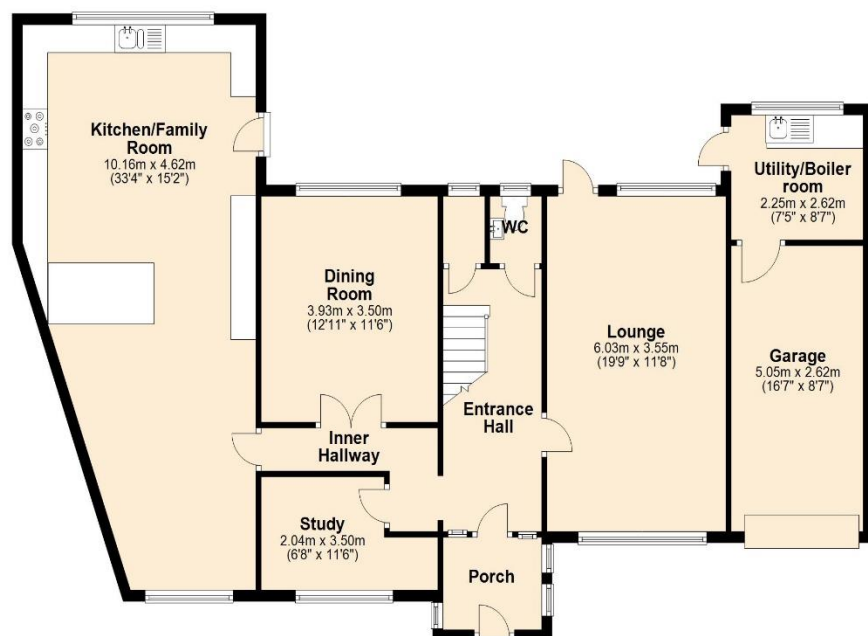


KEY FEATURES:

- Four Double Bedrooms ● Three Reception Rooms ● Double Glazing ● Fitted Utility/Boiler room ● En-suite Shower Room ● Garage ● Driveway ● 33ft Kitchen/Diner/Family Living Area ● No Onward Chain ● Walking Distance To Hatch End Broadway & Pinner Village ● Close To Outstanding State Primary Schools & Renowned Private Schools

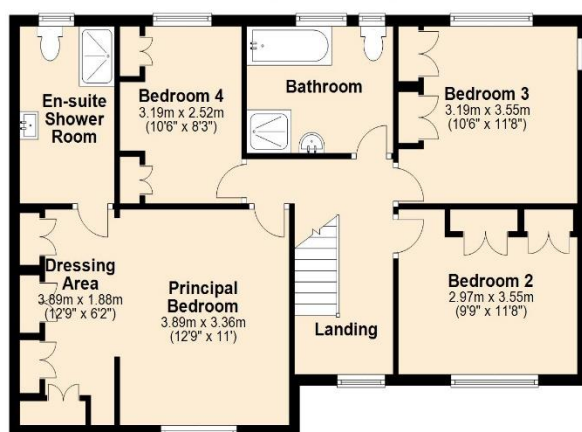
Ground Floor

Approx. 123.7 sq. metres (1331.2 sq. feet)

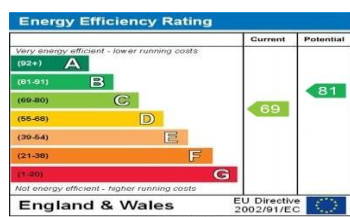


First Floor

Approx. 74.0 sq. metres (796.3 sq. feet)



Total area: approx. 197.7 sq. metres (2127.5 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.