

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Chandos Road, Pinner**

**£2,450 P.C.M**

**Key Features include:**

- Three Bedrooms
- Three Receptions
- Detached
- Gas Central Heating
- Double Glazing
- Single Garage
- Rear Garden
- Off Street Parking
- Furnished

# Property Overview:

Ideally positioned in Pinner, this extended **THREE BEDROOM, THREE RECEPTION** detached home offers multiple benefits including newly decorated interiors within walking distance to Eastcotes Metropolitan/Piccadilly line station, shops and Cannon Lane Primary School. **FURNISHED**

## Accommodation:

### Porch

Window to side, door to:-

### Entrance Hall

Laminate floor, stairs, leading to:

### WC

Window to front, laminate, low level flush WC and small sink.

### Kitchen/Breakfast Room 16' 8" x 10' 8" (5.08m x 3.25m)

Fitted with a matching range of base and eye level units with worktop space over, under unit lighting, butler sink, integrated fridge/freezer and dishwasher, range cooker with electric double oven, four ring gas hob, hot plate, extractor hood over, window to rear, ceramic tiled flooring and double door to rear garden. Door leading to: -

### Garage 17' 4" x 7' 5" (5.28m x 2.26m)

Housing washing machine and tumble dryer with up and over door.

### Dining Room 12' 5" x 11' 5" (3.78m x 3.48m)

Laminate flooring, dining table with 5 chairs, side cabinet, mirror, double doors to third reception, open plan to:-

### Lounge 15' 4" x 14' 8" (4.67m x 4.47m)

Bay window to front, curtains, laminate floor, two fitted wall cabinets, leather three seater, two seater sofas and leather armchair with nest of side tables.

### Snug/Bedroom Four 10' 6" x 10' 5" (3.20m x 3.17m)

Window to rear, blind, laminate floor, two seater sofa and foot rest.

### Landing

Window to side, fitted carpet, door to:-

### Storage

Window to side.

### Principal Bedroom 15' 3" x 12' 6" (4.64m x 3.81m)

Bay window to front, curtains, range of fitted wardrobes, fitted carpet, side table, dressing table, two chairs and super king size bed with mattress.

### Bedroom 2 12' 3" x 11' 6" (3.73m x 3.50m)

Window to rear, curtains, range of fitted wardrobes, fitted carpet, double bed and chest of drawers.

### Bedroom 3 7' 9" x 7' 9" (2.36m x 2.36m)

Window to front, fitted carpet, table/chair and curtains.

**Council Tax Band: F    EPC Rating: D**





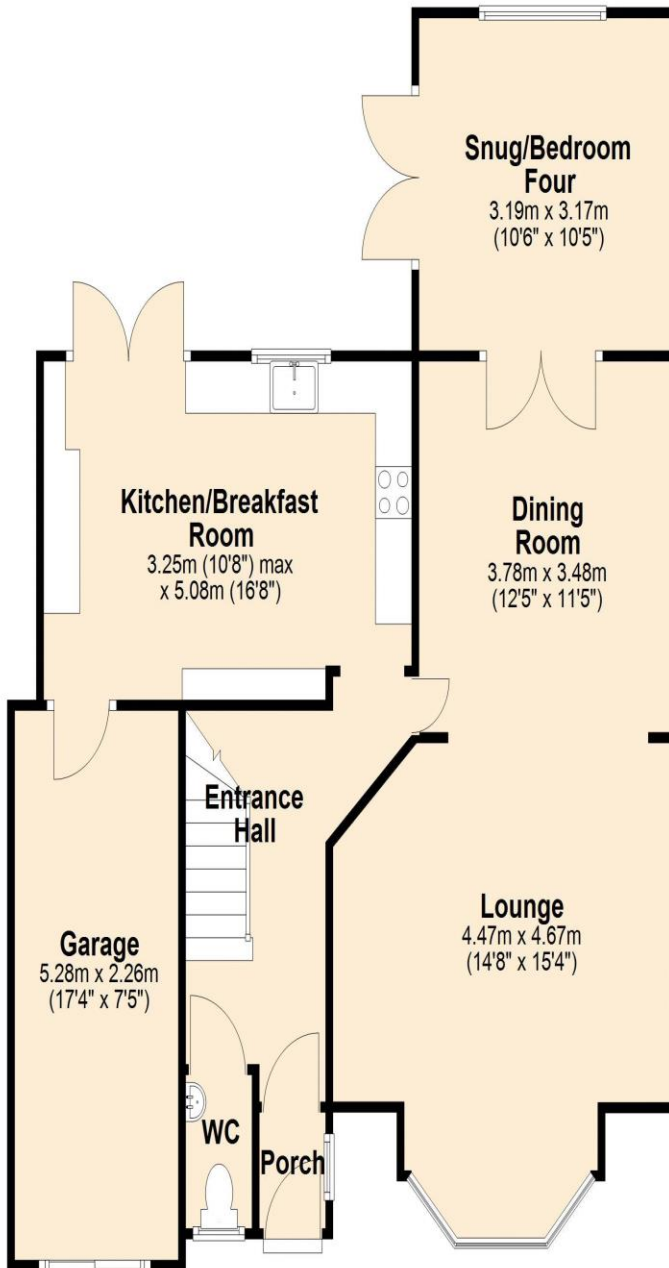


To arrange a viewing call:  
**020 8421 4847**

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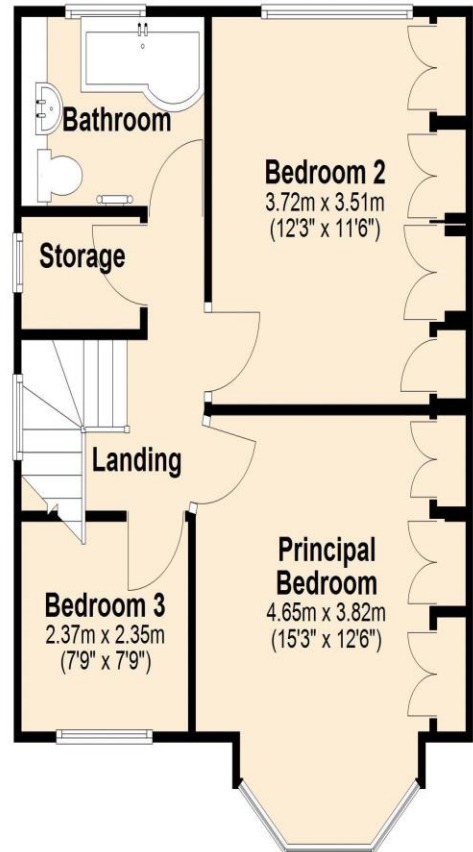
## Ground Floor

Approx. 82.6 sq. metres (888.9 sq. feet)



## First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 126.1 sq. metres (1357.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

**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.