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**ROBERTSON
PHILLIPS**
Estate Agents



George V Avenue, Pinner

£925,000

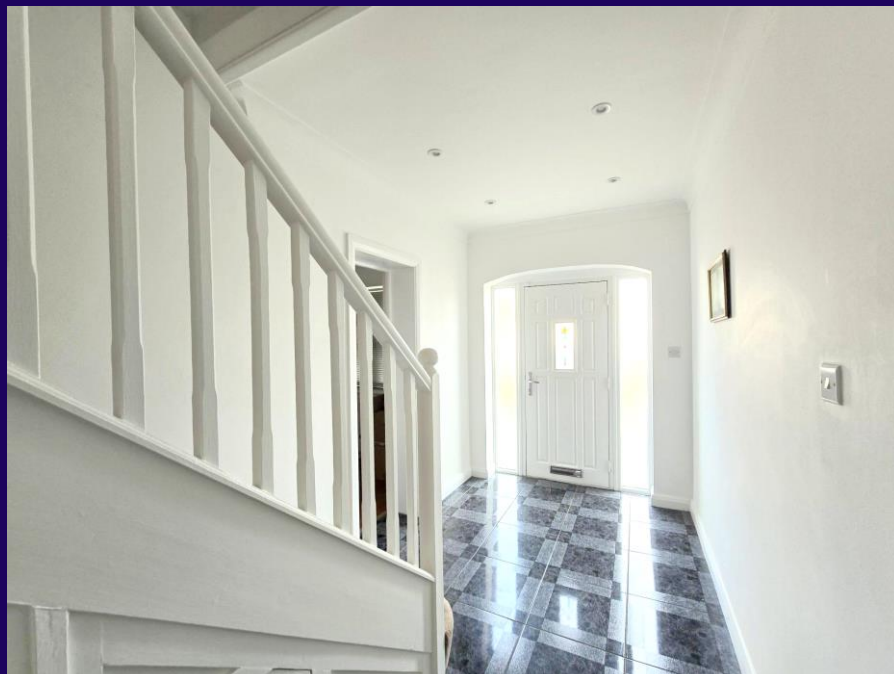


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A bright well extended Four Bedroom, Three Bathroom family home located in the perfect position for sought after schools and transport, including Nower Hill Secondary school, Watford Grammar catchment and Metropolitan Underground stations. Pinner and North Harrow both offer a selection of shopping. Comprising generous lounge opening to kitchen/dining room fitted with a range of units and appliances, study, utility and cloakroom. Upstairs are three bedrooms to the first floor, two with en suite shoewrs, plus a family bathroom, the second floor offers a forth bedroom. Features include ground floor underfloor heating, double glazing, secluded garden, detached garage to rear and parking via own drive.

NO UPPER CHAIN.



Entrance Hall

Study 2.90m (9'6") x 2.00m (6'7")

Double glazed window to front.

WC

Low level wc and wash hand basin.

Lounge 8.37m (27'6") x 3.78m (12'5")

Double glazed bay window to front, opening to:
Kitchen/Dining Room 7.91m (25'11") x 5.83m (19'2")

Ample space for dining table and breakfast table with fitted with a matching range of base and eye level units with stainless steel sink, fridge/freezer, Rangemaster gas cooker with extractor hood, twin double glazed sliding doors to garden, door to:

Utility 2.00m (6'7") x 1.62m (5'4")

Plumbing for washing machine and dishwasher. Sink, mega flo system with wall mounted boiler.



First Floor Landing

Bedroom One 4.25m (13'11") max x 3.86m (12'8")

Bay window to front, door to:

En-suite Shower Room

With tiled shower enclosure, vanity wash hand basin, fully tiled walls, low-level WC, heated towel rail and window to front.

Bedroom Two 4.80m (15'9") x 4.03m (13'2")

Double glazed window to rear, door to:

En-suite Shower Room

With tiled shower enclosure, vanity wash hand basin, fully tiled walls, low-level WC and heated towel rail.

Bedroom Three 4.10m (13'5") x 3.30m (10'10") plus 0.09m (0'4") x 0.09m (0'4")

Double glazed window to rear.

Bathroom

Panelled bath, vanity wash hand basin, fully tiled walls, low-level WC, heated towel rail, windows to front and side.

2nd Floor

Bedroom Four 5.41m (17'9") x 3.49m (11'5")

Double glazed window to rear, velux skylight and door to large eaves storage area.

Garage 20' 2" x 10' 1" (6.14m x 3.07m)

Detached garage approached via Anglesmede Crescent. Parking via own drive to front.

Garden Approx 43' 0" (13.10m)

Secluded garden with patio area.

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

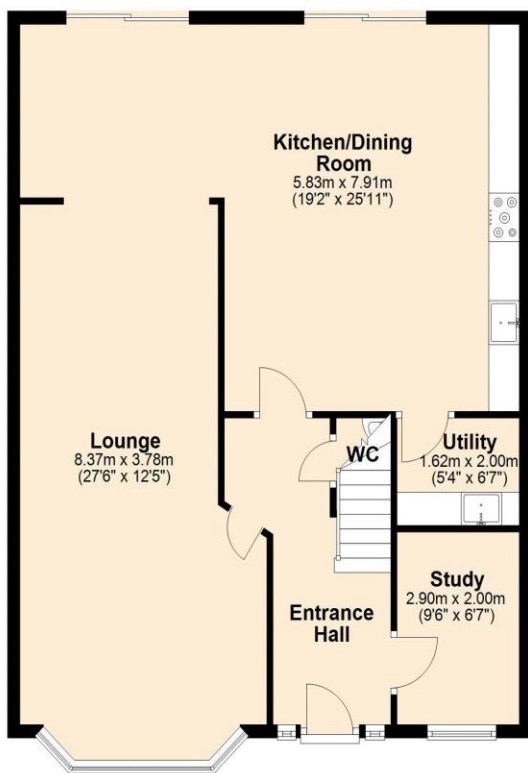


KEY FEATURES:

- Four Bedrooms • Through Lounge • Double Glazing • Open plan Kitchen/Dining Room
- Two En-suite Shower Rooms • Study & Utility
- Ground floor underfloor heating • Detached Garage

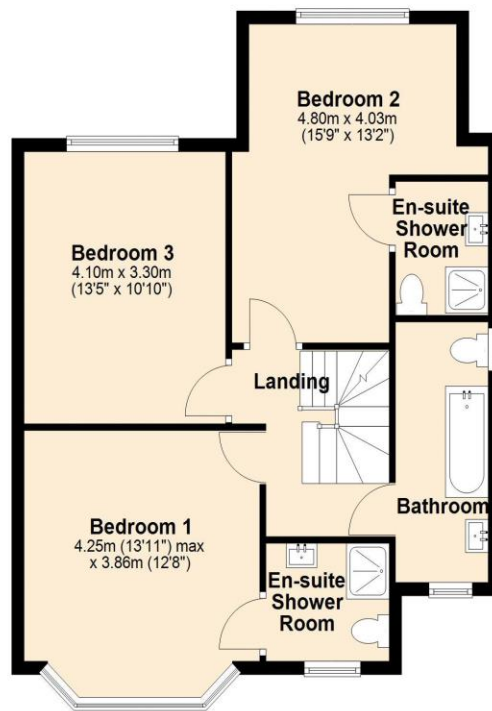
Ground Floor

Approx. 85.2 sq. metres (917.5 sq. feet)



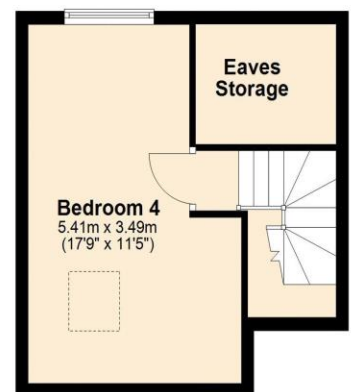
First Floor

Approx. 63.6 sq. metres (684.6 sq. feet)

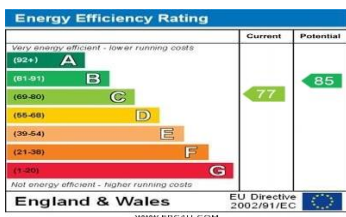


Second Floor

Approx. 25.7 sq. metres (276.8 sq. feet)



Total area: approx. 174.6 sq. metres (1878.9 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.