

# Westbury Lodge Close

Pinner • • HA5 3FG  
Asking Price: £780,000



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Westbury Lodge Close is a charming three/four bedroom, three bathroom townhouse nestled in the heart of Pinner Village. Just a stone's throw from Pinner high street, with its array of independent shops, restaurants, and cafes. The property's prime location is just moments from Pinner Metropolitan Line Station and within catchment of West Lodge Primary School, making it an ideal choice for families or investors. This property is available to the market with no onward chain.

Three/Four Bedrooms

Three Bathrooms

Downstairs Bedroom/Family Room

Fitted Kitchen

Double Reception Room

Study Room

Downstairs WC

Garage

Short stroll to Pinner High Street

Approx Area: 1478 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Description

The ground floor space is perfect for practical living, with a spacious garage, a cozy family room, and a dedicated study that could easily be converted into a fourth bedroom, complete with direct access to rear garden. Completing the ground floor is a separate WC. As you move up to the first floor, you'll find a large reception room that's perfect for relaxing and entertaining, alongside a sleek and modern fitted kitchen that's equipped with all the essentials. To the second floor is a generous master bedroom, complete with an en-suite bathroom and fitted wardrobes. There are two further bedrooms and a family shower room.

### Outside

Step outside and discover the beautifully maintained private rear garden, that is part lawn and part patio. The property also benefits from a convenient driveway, providing off-street parking and access to the garage.

### Location

Situated in a sought after location, you'll find everything you need at your doorstep. For commuters, Pinner station is just a short stroll away, offering a regular service into London via the Metropolitan Line. And with the Overground available at nearby Hatch End station, getting to and from the city has never been easier. The property is also surrounded by an abundance of family-friendly amenities. The area is served by excellent local primary and secondary schooling, with West Lodge Primary School just a short walk away. There are also plenty of children's parks and playgrounds, as well as recreational facilities, ensuring that you'll never be short on things to do. With its unique blend of convenience, charm, and tranquility, this property is the perfect place to call home. Whether you're a busy commuter or a young family looking for a safe and welcoming environment, this property has something for everyone.



### Schools:

West Lodge Primary School 0.2miles  
Reddiford School 0.4 miles  
Pinner Wood School 0.8 miles



### Train:

Pinner Station 0.2 miles  
Northwood Hills Station 1.1 miles  
North Harrow Station 1.2 miles



### Car:

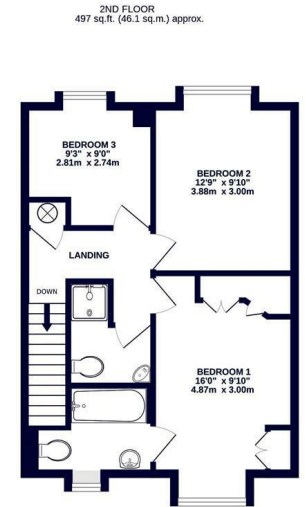
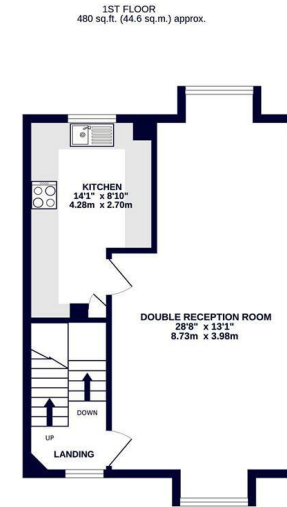
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)

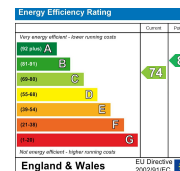


TOTAL FLOOR AREA: 1478 sq.ft. (137.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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