



A spacious semi detached family home located in a highly desirable location  
West End Avenue, Pinner, HA5 1BN

**ROBSONS**

**Asking Price: £2,350 pcm**

## **A spacious semi detached family home located in a highly desirable location**

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- 
- ENTRANCE HALL • LOUNGE • KITCHEN • DINING ROOM •
  - FOUR BEDROOMS • FAMILY BATHROOM • REAR GARDEN •
  - FRONT DRIVEWAY • GARAGE • UNFURNISHED
- 

### **Description**

A spacious semi detached family home located in a highly desirable location. The property briefly comprises: entrance hall, large lounge, dining room, fitted kitchen, four spacious bedrooms and one family bathroom. The property also benefits from a large rear garden, driveway and garage.

This property is in an ideal location close to popular local schools such as West Lodge Primary School.



### **Location**

Situated on a popular residential road and within walking distance of Pinner which offers a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station, providing a fast and frequent service into the heart of Central London and beyond. This property is in an ideal location close to local schools such as West Lodge Primary School.





**Additional Information**

- Local Authority: London Borough of Hillingdon
- Council Tax: Band G
- Energy Efficiency Rating: Band E
- Available Date: 09/12/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



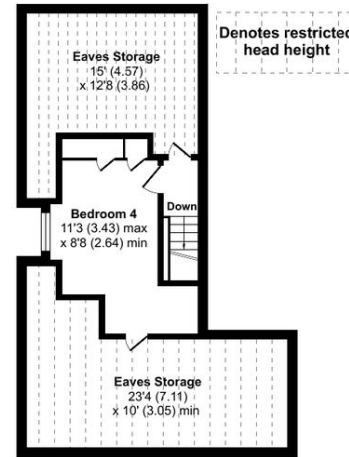
# West End Avenue, Pinner, HA5

Approximate Area = 1704 sq ft / 158.3 sq m (includes garage)

Limited Use Area(s) = 464 sq ft / 43.1 sq m

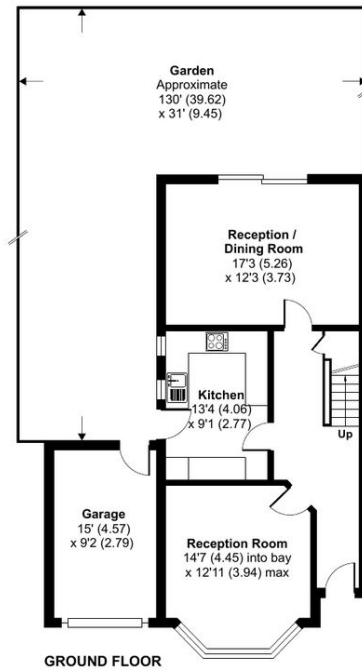
Total = 2168 sq ft / 201.4 sq m

For identification only - Not to scale

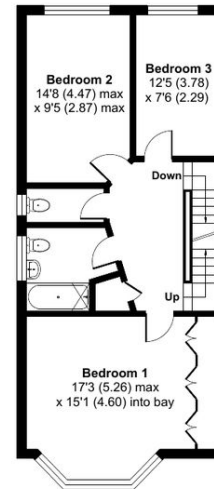


Denotes restricted head height

SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Robsons Lettings. REF: 927157



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