



A superior four/five bedroom detached family home  
Uxbridge Road, Pinner, Middlesex HA5 4SG

**ROBSONS**



**Asking Price: £3,750 pcm**

## **A superior four/five bedroom detached family home**

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• ENTRANCE HALL • KITCHEN • TWO RECEPTION ROOMS • SHOWER ROOM/GUEST W.C TO GROUND FLOOR • CONSERVATORY • FOUR BEDROOMS • STUDY/BEDROOM FIVE • MONTHLY RENT INCLUDES GARDENER • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • UNFURNISHED

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### **Description**

A superior four/five bedroom detached family home, the ground floor comprises of a fitted kitchen with intergrated appliances and breakfast area, two Receptions rooms, conservatory, study/bedroom five and a second bathroom. To the first floor there are two double and two single bedrooms and a family bathroom. The property offers off street parking.

**\*\*An advance reservation payment of one weeks rent is required to secure this property\*\***

### **Location**

Situated on a popular road with easy access to local schools, Hatch End and Pinner can be found both equally close by offering a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station with the Overground at Hatch End rail station; both lines provide a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.





### Additional Information

- Local Authority: London Borough of Harrow
- Council Tax Band: G
- Deposit Amount: £4,326.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band D
- Available Date: 23/08/2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>56</b>	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	<b>43</b>
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC	

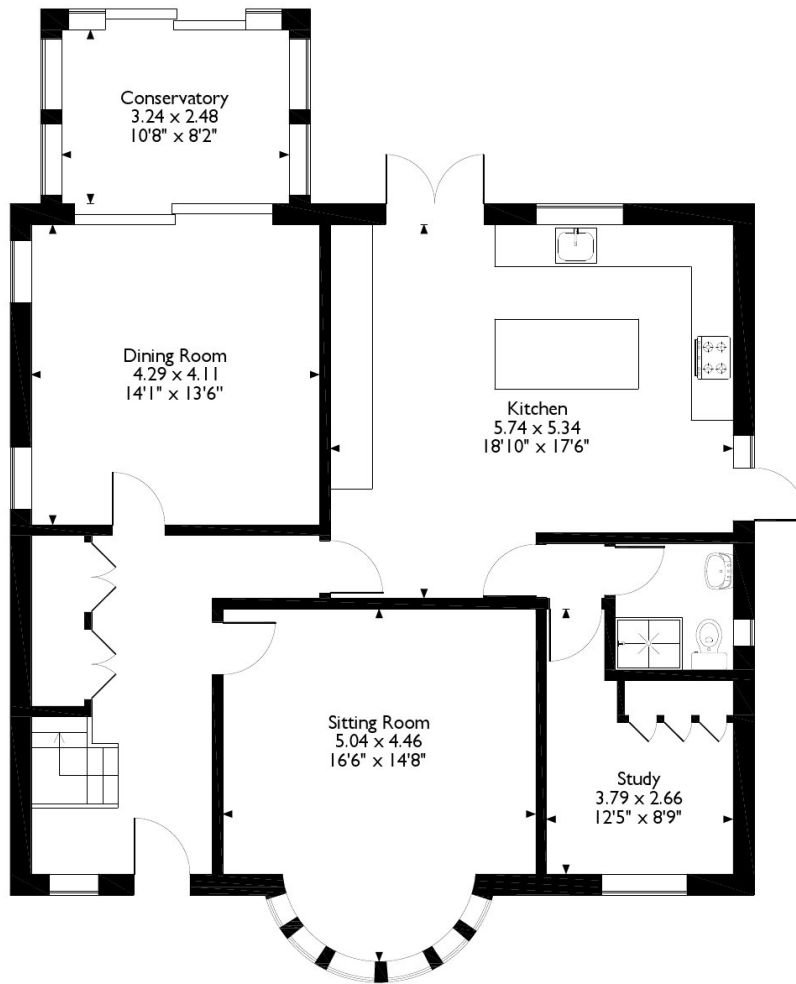
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

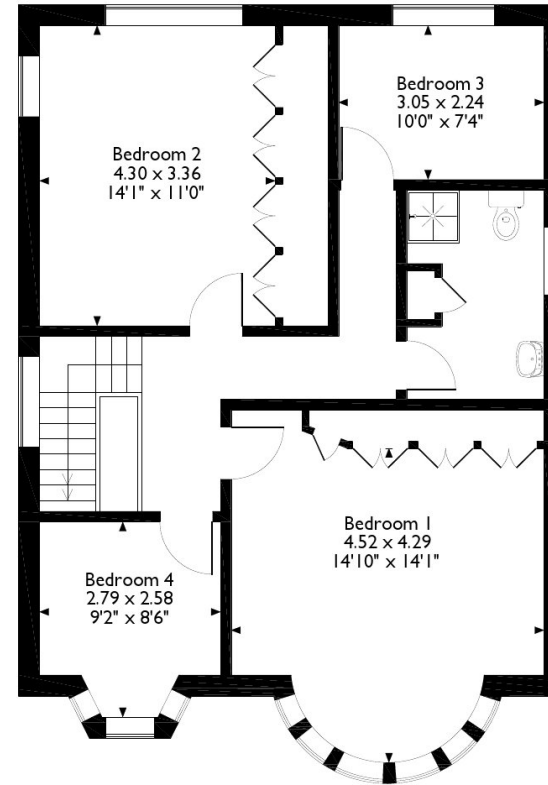




Uxbridge Road, Pinner  
Approximate Gross Internal Area  
174 Sq M / 1878 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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