



**A WELL PRESENTED THREE/FOUR BEDROOM, THREE BATHROOM FAMILY HOME**

Pembroke Avenue, Pinner, HA5 1JP

**ROBSONS**



**ENTRANCE HALLWAY • OPEN-PLAN LOUNGE / DINING ROOM • STYLISH KITCHEN • CONSERVATORY • THREE SECOND FLOOR BEDROOMS • GROUND FLOOR BEDROOM / ADDITIONAL RECEPTION ROOM • THREE BATH/ SHOWER ROOMS • PRIVATE REAR GARDEN •**

### Description

A modern and well-presented three/four bedroom, three bathroom family home situated on a popular, residential road within easy reach of both Eastcote and Rayners Lane amenities, as well as within catchment of outstanding schools including Cannon Lane and Pinner High School, perfect for families.

The ground floor comprises a welcoming entrance hallway with stairs to the first floor and access to the garage.

There is a good size, double bedroom that leads to a large conservatory which in turn provides access to the garden. A flexible layout enables you to utilise the ground floor space as a double bedroom or alternatively an additional reception room. Completing the ground floor is a modern shower room and WC. To the first floor there is a rear aspect lounge with a Juliet balcony, a dining room that continues on from the lounge and a stylish fitted kitchen featuring a range of units with integrated appliances and a breakfast bar. The second floor hosts the master bedroom complete with fitted wardrobes and an en-suite, two further double bedrooms with one benefiting from fitted wardrobes, and a family bathroom.







Externally this lovely home boasts a generous rear garden that is laid to lawn with a patio area and a garden shed for storage. To the front there is off-street parking and a garage.

### Location

Enjoying a quiet location on a tree-lined road with in easy reach of Eastcote, Rayners Lane and Pinner which all offer a variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, there are a number of local bus links in the area and the Metropolitan Line at Eastcote, Rayners Lane and Pinner train stations. The Piccadilly Line can also be found at Rayners Lane and Eastcote with all lines providing a frequent service into the heart of Central London and beyond. The property is within close proximity to highly sought after schools including Cannon Lane and Pinner High School.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band C



Pembroke Avenue, Pinner  
Approximate Gross Internal Area  
147 Sq M/1583 Sq Ft



**Ground Floor**

**First Floor**

**Second 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.

**ROBSONS**

1 High Street, Pinner, Middlesex, HA5 5PJ  
Tel: 0208 866 8083 Pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1

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