

# AN EXTENDED 4 BEDROOM BUNGALOW WITH FURTHER SCOPE TO EXTEND (STPP)



Athol Gardens, Pinner, HA5 3XQ

# AN EXTENDED FOUR BEDROOM TWO BATHROOM BUNGALOW

Athol Gardens, Pinner, HA5 3XQ

## ENTRANCE HALLWAY • GENEROUS LOUNGE • LARGE KITCHEN/DINING ROOM • FOUR BEDROOMS • TWO BATHROOMS • UTILITY ROOM • REAR GARDEN • OFF-STREET PARKING • GARAGE • SCOPE TO FURTHER EXTEND (STPP)

#### Description

A deceptively spacious, four bedroom, two bathroom, extended bungalow with modern interiors, a sizeable rear garden and scope to further extend (STPP). This property is ideally situated for both Pinner and Northwood Hills amenities, as well as local school and transport facilities.

The ground floor comprises an entrance porch and hallway leading to two front aspect bedrooms with fitted wardrobes, a generous four-piece family bathroom, a large sitting room, and an open-plan kitchen / dining room. The kitchen features modern fitted units with integrated appliances and ample storage space, with a spacious, light-filled dining area overlooking the garden. There are two sets of adjoining doors from the sitting room to the dining area allowing you to open up the rooms if preferred. The property also benefits from a utility room











To the first floor there are two further double bedrooms with one boasting fitted wardrobes, and a second family bathroom.

Externally the property offers a sizeable rear garden that is laid to lawn with a patio area. To the front there is a carriage driveway allowing off-street parking for several cars and a garage.

#### Location

Perfectly positioned for both Northwood Hills and Pinner High Streets which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport facilities within the area including the Metropolitan Line at Northwood Hills Station and Pinner station, with the Overground available at nearby Hatch End Station.

The area is well served by local primary and secondary schooling, children's playgrounds and recreational facilities.

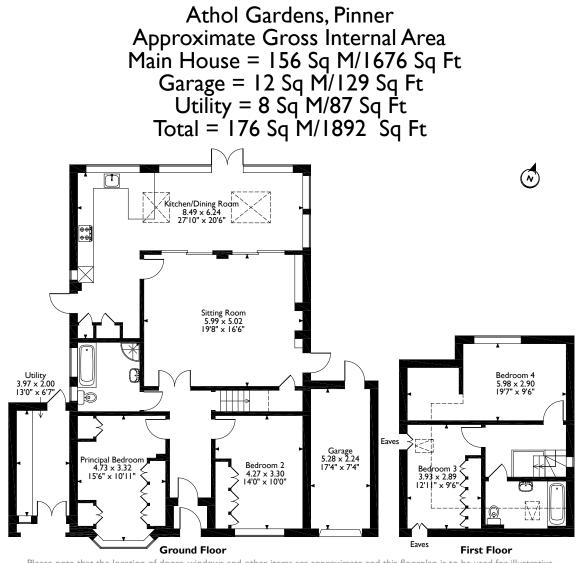
### **Additional Information**

Guide Price: Price on Application Tenure: Freehold Local Authority: London Borough of Harrow Council Tax: Band F Energy Efficiency Rating: Band E









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.



1 High Street, Pinner, Middlesex, HA5 5PJ Tel: 0208 866 8083 Pinner@robsonsweb.com www.robsonsweb.com www. the londonoffice.co.uk 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.