



**A REFURBISHED FOUR BEDROOM, TWO BATHROOM EXTENDED FAMILY HOME**

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Birchmead Avenue, Pinner, HA5 2BG

**ROBSONS**

## A FOUR BEDROOM, TWO BATHROOM EXTENDED HOME

Birchmead Avenue, Pinner, HA5 2BG

- CHAIN FREE • REFURBISHED THROUGHOUT
- ENTRANCE HALLWAY • RECEPTION ROOM
- MODERN KITCHEN / DINER • FOUR BEDROOMS • TWO BATHROOMS • LARGE REAR GARDEN • OFF-STREET PARKING • GARAGE • PLANNING APPROVED TO FURTHER EXTEND

### Description

Recently refurbished to a high standard throughout, with four well-appointed bedrooms, two luxury bathrooms and a generous rear garden, this fantastic property provides the ideal setting for any family to enjoy. Further benefits include underfloor heating, off-street parking and approved planning to further extend Ref: P/3693/21 & P/3722/21

The property comprises a generous reception room, a modern fitted kitchen with stone worktops and integrated appliances, a conservatory / dining area, four good-sized bedrooms and two luxury bathrooms. The property benefits from underfloor heating on the ground floor, downlights throughout, wood affect tiled flooring to the ground floor, with high quality carpets to the first floor.





Externally there is a private rear garden, approx. 100ft, a new driveway to the front providing off-street parking for multiple cars, and shared access to the garage.

The property has approved planning permission to further extend, Ref: P/3693/21 & P/3722/21

### **Location**

Situated off of Cheney Street, this property is within close proximity to both Pinner and Eastcote high streets, which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. There are excellent transport links within the area, including local bus routes, and the Metropolitan Line at Pinner Station that provides a fast and frequent service into the heart of Central London. The area is well served for primary and secondary schooling with West Lodge primary school just moments away, as well as local parks and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

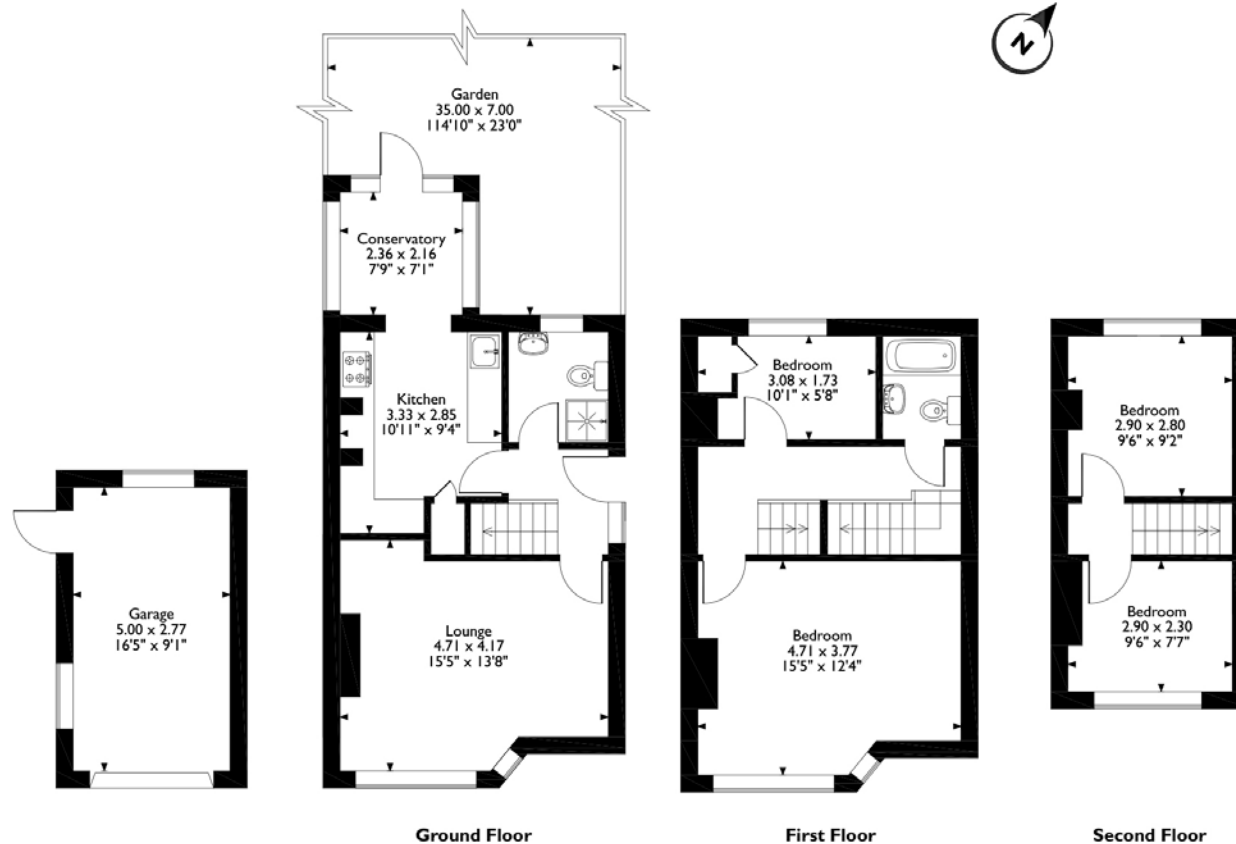
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band C



Birchmead Avenue, Pinner  
Approximate Gross Internal Area  
Main House = 94 Sq M/1012 Sq Ft  
Garage = 14 Sq M/151 Sq Ft  
Total = 108 Sq M/1163 Sq Ft



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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