



**A SUPERB FIVE BEDROOM, THREE BATHROOM HOME IN EXCESS OF 2,100 SQ. FT.**

Hillcroft Avenue, Pinner, HA5 5AS



# A SUPERB FIVE BEDROOM, THREE BATHROOM FAMILY HOME

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**ENTRANCE PORCH & HALLWAY • GUEST WC • SITTING ROOM • TV/FAMILY ROOM • KITCHEN/ DINING ROOM • UTILITY ROOM • STUDY • FIVE BEDROOMS, TWO EN-SUITES • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING FOR SEVERAL CARS •**

## Description

A beautifully presented five bedroom, three bathroom, modern family residence offering spacious living space in excess of 2,100 sq.ft, perfect for the growing family.

The ground floor comprises a generous entrance porch leading to a welcoming hallway with a guest cloakroom. There is an impressive, front aspect sitting room with a bay window, a separate TV / family room, and a study with fitted units. Completing the ground floor is a sizeable kitchen/ dining room that is flooded with natural light and has bi-folding doors opening out to the garden patio, perfect for entertaining in the summer months. The kitchen features tasteful, neutral units providing plenty of storage space, integrated appliances, a large kitchen island and access to a utility room.





To the first floor there are four well-appointed double bedrooms all with fitted wardrobes, and two benefiting from en-suite shower rooms, a further bedroom that is currently utilised as a second study, and a luxury family bathroom.

Externally this fantastic home boasts a stunning rear garden that is laid to lawn with a patio area. To the front there is a large driveway providing off-street parking for several cars.

### **Location**

Hillcroft Avenue is a peaceful tree-lined road just moments from Pinner, Rayners Lane and North Harrow, all of which offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at Rayners Lane tube station (0.5 miles), both provide a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling with Longfield and Cannon Lane primary school close by, as well as Pinner High secondary school.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band F

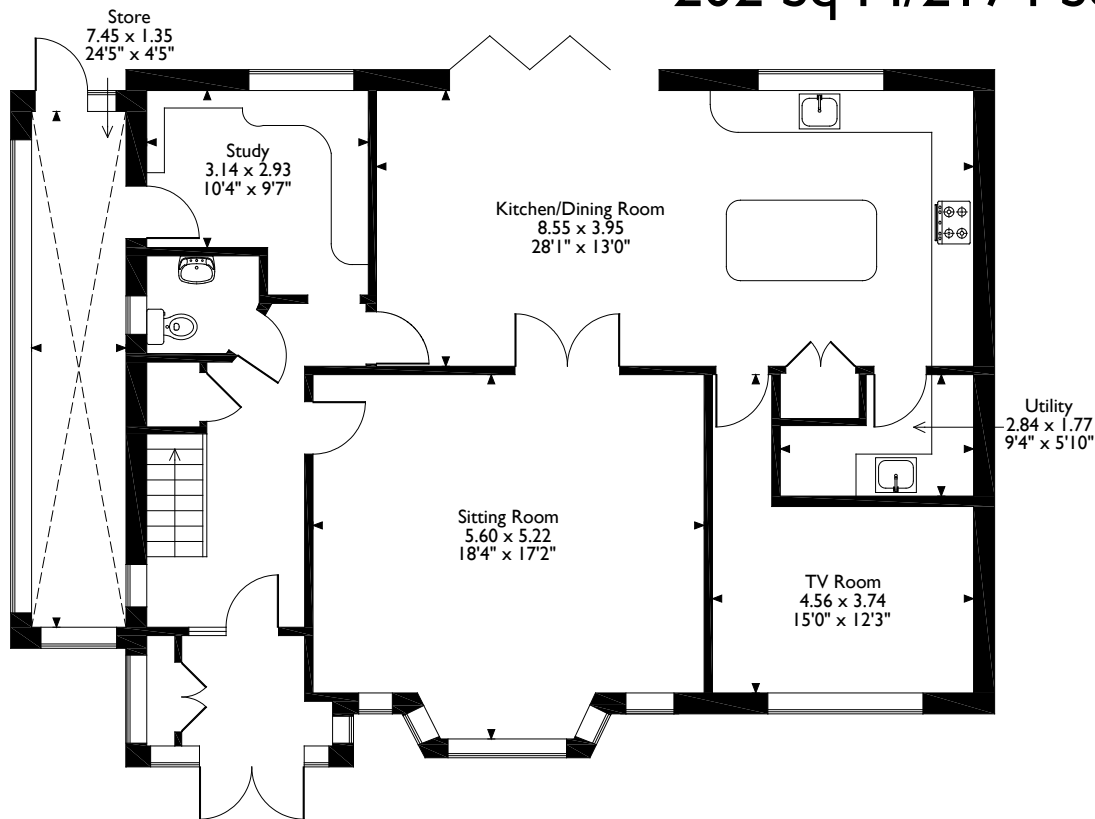
Energy Efficiency Rating: Band TBC



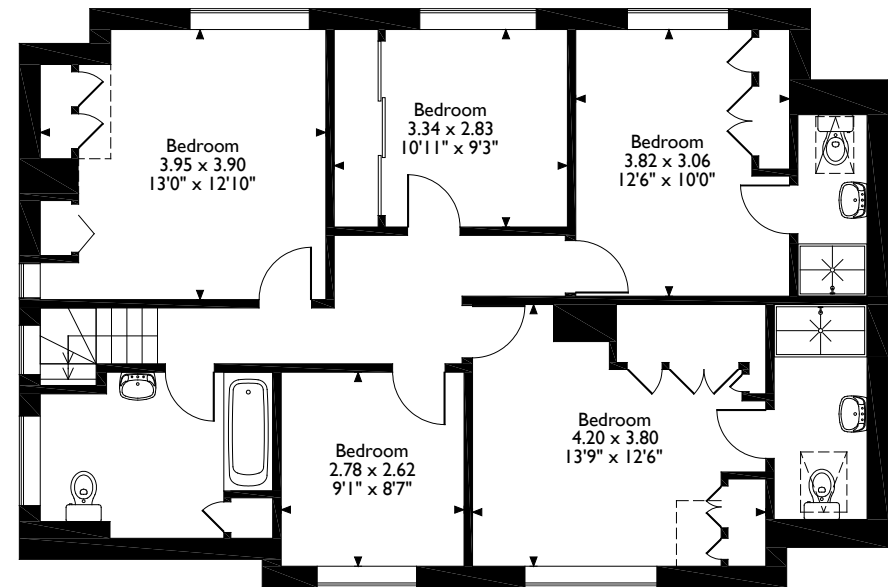
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## Approximate Gross Internal Area

### 202 Sq M/2174 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.

**ROBSONS**

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