



**THREE BEDROOM FAMILY HOME IN THE HEART OF PINNER VILLAGE**

Wakehams Hill, Pinner, HA5 3BQ

**ROBSONS**



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**THREE BEDROOMS • TWO BATHROOMS •  
SPACIOUS LIVING/DINING AREA • GARAGE •  
CAR PORT • CHAIN FREE**

### Description

Available to the market with no onward chain, is this well-presented, three bedroom family home situated in the heart of Pinner Village just a short walk from Pinner's amenities and transport links.

The ground floor comprises an entrance hallway, fitted kitchen with a range of storage cupboards and a spacious open plan reception/dining room complete with a conservatory leading onto the garden. There is also a downstairs w.c completing the ground floor.

To the first floor, the property boasts a principal bedroom with an en-suite, two further good-sized bedrooms and a family bathroom.

To the rear is a well maintained garden with a variety of shrubs and hedges providing a level of privacy. Further benefits include a garage in a nearby block and a car port that can be accessed via a gate to the rear of the garden.







Wakehams Hill is nestled in a tranquil location within Pinner Village just a short walk from a range of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner Station provides a frequent service into London via the Metropolitan Line with nearby Hatch End station providing the Overground service. There is also easy access to a number of local bus routes.

#### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
 Ground Floor = 54.8 sq m / 590 sq ft  
 First Floor = 47.1 sq m / 507 sq ft  
 Garage = 16.2 sq m / 174 sq ft  
 Total = 118.1 sq m / 1,271 sq ft

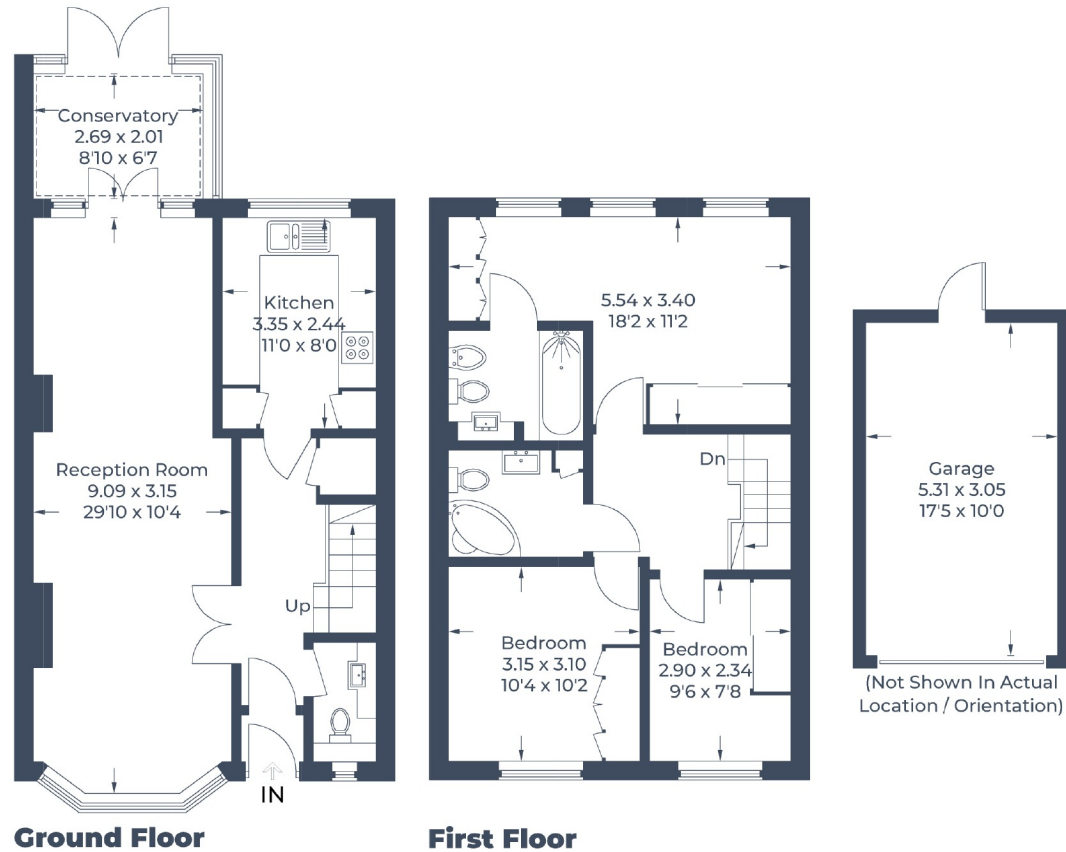


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