



**FOUR BEDROOM SEMI-DETACHED FAMILY HOME IN MODERN CONDITION**

Lyndhurst Avenue, Pinner, HA5 3XA

**ROBSONS**

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**SEMI-DETACHED • FOUR BEDROOMS •  
SPACIOUS OPEN-PLAN KITCHEN/DINING  
ROOM • OUTSIDE OFFICE • DRIVEWAY  
PARKING • COMPLETE ONWARD CHAIN**

### Description

A well presented four bedroom family home, modern throughout and in great condition with the advantage of a complete onward chain.

The ground floor comprises a living room through to a reception room which leads to the spacious open-plan kitchen/dining room with bi-folding doors opening out to the landscaped rear garden. Completing the ground floor is a bedroom and a family bathroom. To the first floor are three bedrooms, with the principal bedroom benefitting from an en-suite.

To the rear of the property is a well-maintained garden with a patio area ideal for outside entertaining and a well-appointed office. A driveway to the front of the property provides off-street parking and there is a side gate with access to the rear garden.





Further benefits include wired ceiling speakers to all rooms, outdoor cooking area, Porcelanosa tiles throughout, original solid oak flooring and Grohe bathroom fittings.

### Location

Lyndhurst Avenue is located off Pinner Hill Road within easy reach of Pinner, Northwood Hills and Hatch End, which all offer a choice of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Northwood Hills Underground Station provides a frequent service into London via the Metropolitan Line, as does Pinner Station, with the Overground available at Hatch End Station just a short distance away.

The area is well served by primary and secondary schooling, with Pinner Wood Primary School a few minutes' walk away, and Northwood Secondary School a short distance away.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: C

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 = 78.5 sq m / 845 sq ft  
 First Floor = 42.2 sq m / 454 sq ft  
 Loft Storage = 36.0 sq m / 387 sq ft  
 Office / Storage = 7.4 sq m / 80 sq ft  
 Total = 164.1 sq m / 1,766 sq ft



**Ground Floor**      **First Floor**      **Loft Storage**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)