



A WELL-PRESENTED FOUR/FIVE BEDROOM EXTENDED FAMILY HOME IN EXCESS OF 2,200 SQ FT

Joel Street, Northwood Hills, Pinner, HA5 2PE

ROBSONS

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**Reception Room • Kitchen/Dining Room •
Conservatory • Downstairs Bedroom with ensuite
• Principal Bedroom with ensuite • Three
Further Bedrooms • Family Bathroom •
Attractive Rear Garden • Off-Street Parking**

Description

A well maintained four/five bedroom, semi-detached extended family home in excess of 2,200 sq ft, situated on a popular and sought-after road within easy reach of local schools, amenities and transport links.

Upon entering the property, you are greeted by a welcoming hallway leading to an open-plan kitchen plus an entrance to a downstairs bedroom with ensuite. There is a double-aspect reception room with a feature fireplace that effortlessly flows through to a spacious open-plan kitchen/dining room with bi fold doors opening out to the garden.

The kitchen features a range of modern units that provide ample storage space with integrated appliances. Off the kitchen is a lovely conservatory with views of the garden.





To the first floor there are three well-appointed bedrooms with two boasting fitted wardrobes. The second floor hosts a spacious principal bedroom with fitted wardrobes, an ensuite shower room and three skylights filling the room with natural light.

Externally, this lovely home offers a well maintained garden laid to lawn bordered by shrubs and hedges and a patio area to enjoy outside dining. To the front there is a small garden, and a driveway providing off-street parking.

Location

Located close to Northwood Hills, Pinner and Eastcote, this property is conveniently close to a choice of high streets offering a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan line is available at Northwood Hills, Pinner and Eastcote station, as well as there being numerous local bus routes. The area is well served by primary and secondary schooling, children's play areas and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

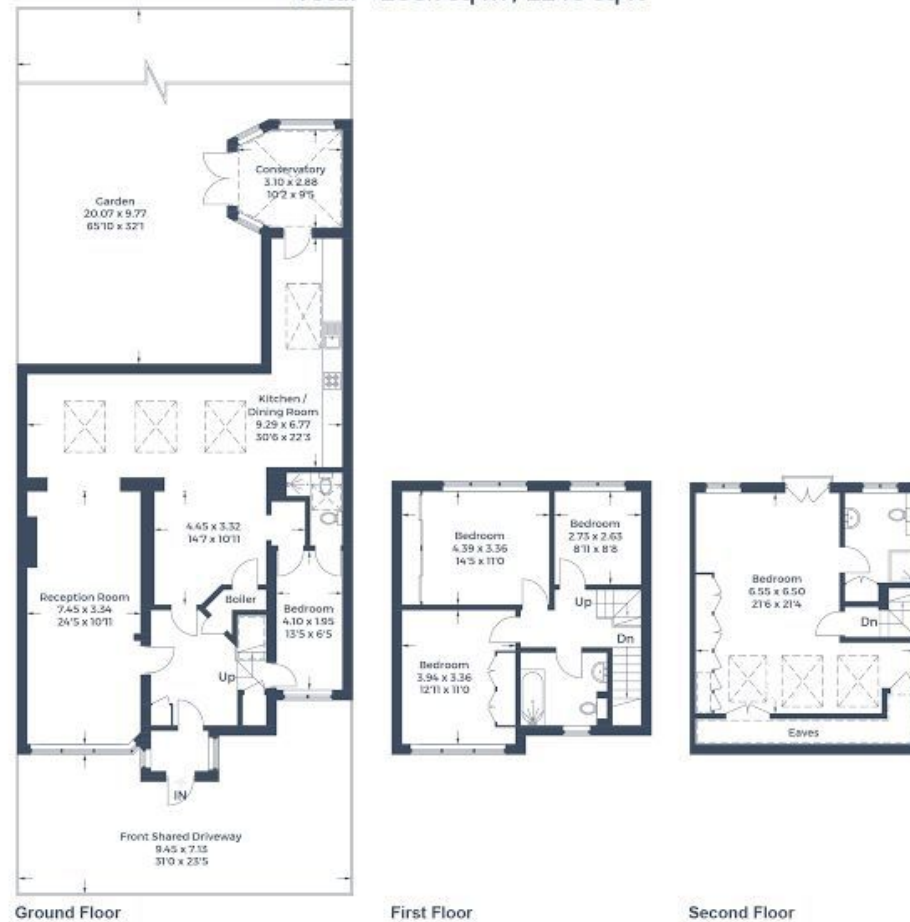
Energy Efficiency Rating:

For additional information, please refer to www.robsonswb.com or call us on: 020 8866 8083.





Approximate Gross Internal Area
Ground Floor = 115.9 sq m / 1247 sq ft
First Floor = 50.5 sq m / 544 sq ft
Second Floor (Excluding Eaves) = 41.7 sq m / 449 sq ft
Total = 208.1 sq m / 2240 sq ft



Ground Floor

First Floor

Second Floor

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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