



**A MODERN FIVE BEDROOM FAMILY HOME IN EXCESS OF 2,400 SQ. FT**

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Birchmead Avenue, Pinner, HA5 2BH



# A MODERN FIVE BEDROOM DETACHED FAMILY HOME

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**ENTRANCE PORCH & HALLWAY • GUEST WC •  
TWO RECEPTION ROOMS • GLASS EXTENSION  
• WELL-EQUIPPED KITCHEN • UTILITY • STUDY  
• MASTER BEDROOM WITH EN-SUITE • FOUR  
FURTHER BEDROOMS • FAMILY SHOWER  
ROOM • REAR GARDEN • OUTBUILDING**

## Description

A well-appointed five-bedroom detached property in excess of 2,400 sq. ft with a large outbuilding, five bedrooms, two bathrooms and two good-sized reception rooms. The property is positioned on a popular road close to both Pinner and Eastcote high streets, with a choice of highly regarded schools nearby.

The ground floor comprises an entrance porch leading through to a spacious, modern hallway with stairs to the first floor and under stair storage. There is a large, double-length lounge that flows through to a light-filled glass extension, a galley-style kitchen featuring white, bespoke units with integrated appliances, an adjoining utility room, and a study. Completing the ground floor is a second reception room with bi-folding doors opening out to the garden, and a guest WC.





To the first floor there is a master suite benefiting from fitted wardrobes and a luxury en-suite, four further bedrooms (three with fitted wardrobes), and a three-piece family shower room.

Externally, this property offers a private rear garden that is part lawn and part patio, with a great outbuilding complete with bi-folding doors, allowing you to enjoy the garden all year round.

### **Location**

Situated off Cheney Street within easy reach of 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

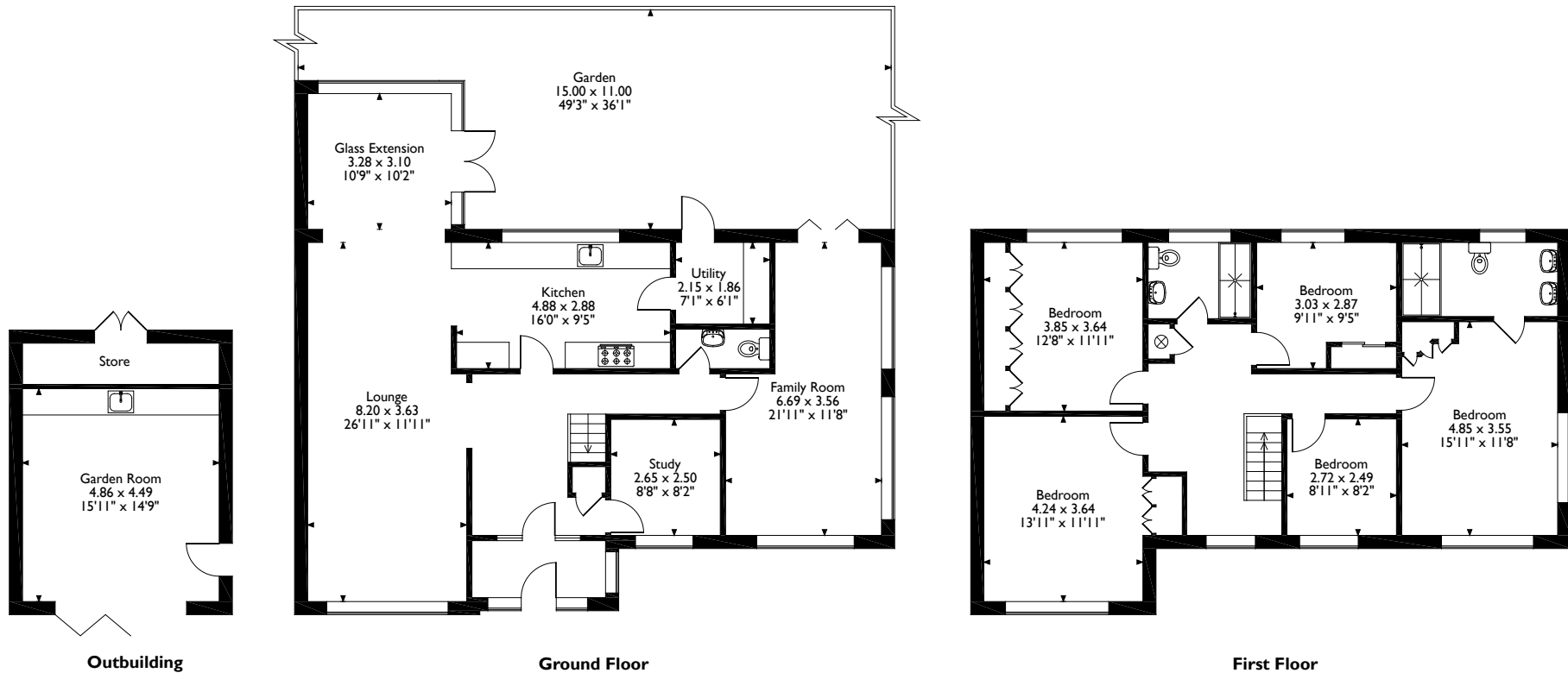
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band D



Birchmead Avenue, Pinner  
 Approximate Gross Internal Area  
 Main House = 202 Sq M/2174 Sq Ft  
 Outbuilding = 26 Sq M/280 Sq Ft  
 Total = 228 Sq M/2454 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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