



**A WELL PRESENTED THREE BEDROOM HOME IN A HIGHLY SOUGHT-AFTER LOCATION**

Waxwell Close, Pinner, HA5 3ET

**ROBSONS**



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**ENTRANCE HALLWAY • GUEST CLOAKROOM • SPACIOUS LIVING / DINING ROOM • MODERN KITCHEN • THREE DOUBLE BEDROOMS • FAMILY BATHROOM • FRONT AND REAR GARDEN •**

## Description

Enjoying a tranquil setting in the heart of Pinner just moments from local amenities, schools and excellent transport facilities, is this beautifully maintained three bedroom, semi-detached family home.

To the ground floor there is an entrance hallway with a guest cloakroom, a generous, dual-aspect living / dining room, and a modern fitted kitchen offering both base and eye level units with an integrated oven and access to the garden. The first floor hosts three double bedrooms, and a family bathroom. Externally the property has a well maintained rear garden that is laid to lawn with a patio area and two garden sheds for storage. There is also the added benefit of a front garden lawn with mature hedges, and a side gate to access the rear garden.







### Location

Located moments from Pinner high street and a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner station which provides a fast and frequent service into the heart of Central London. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

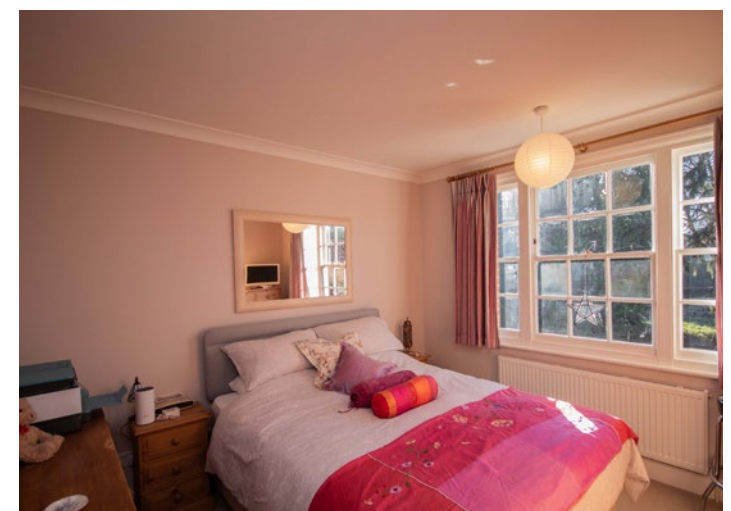
### Additional Information

Guide Price: Price on Application

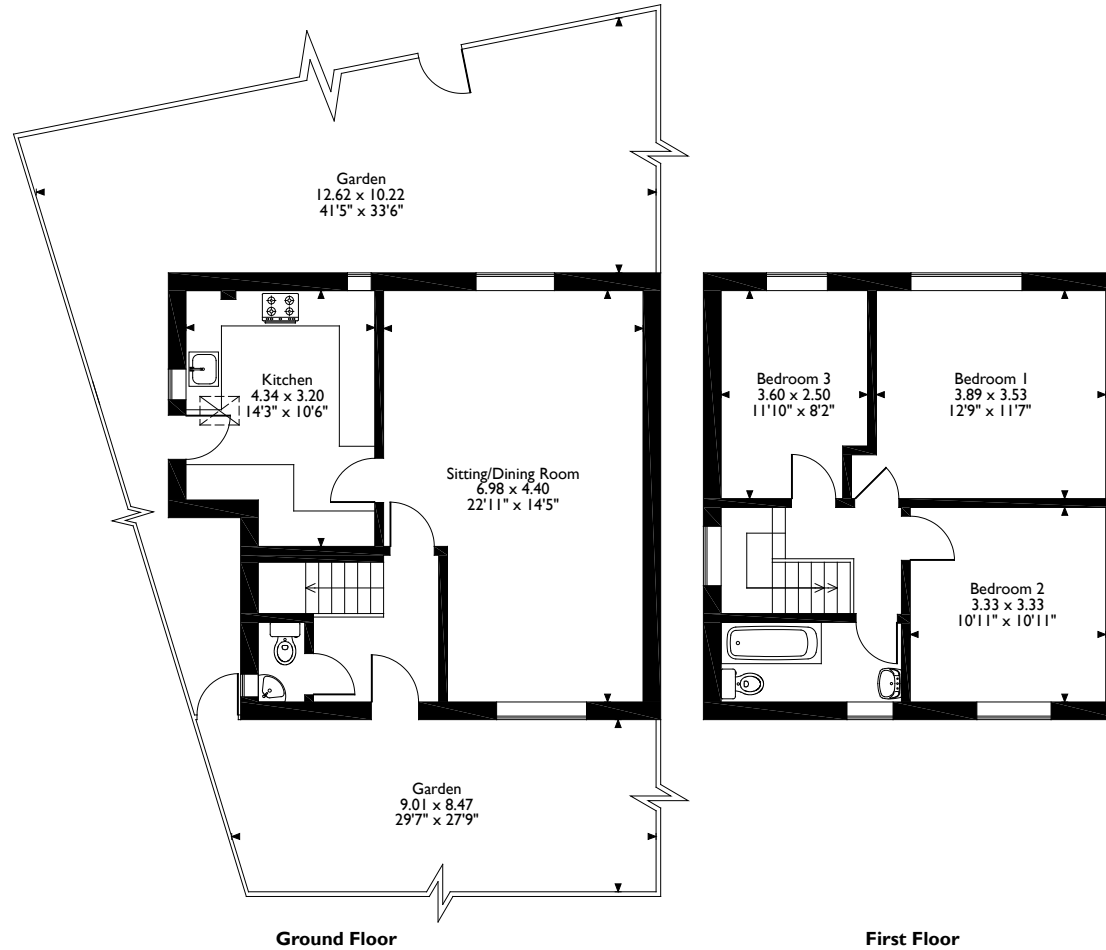
Tenure: Freehold

Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band D



Waxwell Close, Pinner  
Approximate Gross Internal Area  
97 Sq M/1043 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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