



A CHARMING THREE BEDROOM PROPERTY IN A DESIRABLE LOCATION

Waxwell Close, Pinner, HA5 3ET

ROBSONS

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**ENTRANCE HALLWAY • GUEST CLOAKROOM •
TWO RECEPTION ROOMS • CONSERVATORY
• KITCHEN WITH UTILITY AREA • THREE
BEDROOMS • FAMILY BATHROOM •
ATTRACTIVE GARDEN**

Description

Set on a peaceful close off Waxwell Lane, this three bedroom semi-detached home enjoys a tranquil setting whilst being within easy reach of Pinner's amenities and transport facilities, providing a peaceful yet convenient lifestyle.

The ground floor comprises an entrance hall with a guest cloakroom, two reception rooms, a modern kitchen with an adjoining utility area, and a conservatory. Three double bedrooms are located on the first floor, with one benefitting from fitted wardrobes, and a three-piece family bathroom.





This property offers a beautifully presented rear garden that is laid to lawn with a variety of shrubs and flower beds, and two garden sheds for storage.

Location

Waxwell Close is just moments from Pinner High Street, and a variety of boutique shops, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include the Metropolitan Line at Pinner Station and a number of local bus routes.

The area is well served by primary and secondary schooling, including nearby West Lodge Primary School, children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

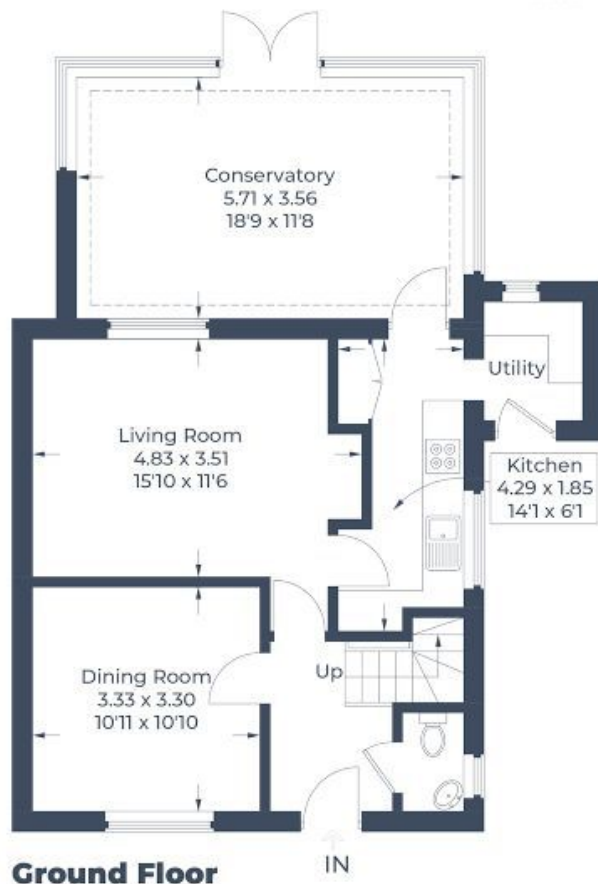
Council Tax Band: E

Energy Efficiency Rating: TBC

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



Approximate Gross Internal Area
 Ground Floor = 69.6 sq m / 749 sq ft
 First Floor = 44.1 sq m / 475 sq ft
 Outbuilding = 7.6 sq m / 82 sq ft
 Total = 121.3 sq m / 1,306 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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ROBSONS

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