



A FOUR BEDROOM, TWO BATHROOM EXTENDED FAMILY HOME

Melrose Road, Pinner, HA5 5RA

ROBSONS

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**EXTENDED • MODERN THROUGHOUT •
RECEPTION ROOM • KITCHEN / DINER •
GUEST CLOAKROOM • FOUR BEDROOMS •
TWO BATH/SHOWER ROOMS • REAR GARDEN**

Description

An extended four-bedroom, two-bathroom modern family home providing comfortable living across three floors, situated on a desirable road just a short distance from Pinner High Street, and within walking distance of St John Fisher Primary School and Nower Hill High School.

The ground floor comprises a good-sized reception room with useful fitted storage, a guest cloakroom, and a stylish kitchen / diner. The kitchen features modern, neutral units with integrated appliances, whilst the dining area benefits from a large lantern roof and bi-folding doors opening out to the garden.





Two double bedrooms, a single bedroom, and a family bathroom are located on the first floor, with the principal bedroom and a family shower room on the second floor. There is an attractive rear garden providing the ideal space to enjoy in the summer months, with a manicured lawn and patio area..

Location

Melrose Road is a peaceful cul-de-sac just a short distance from Pinner High Street, with Hatch End and North Harrow also nearby. For commuters, the Metropolitan Line is available at both Pinner and North Harrow tube stations, with the Overground accessible and Headstone Lane and Hatch End Stations. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, including St John Fisher Primary School and Nower Hill High School, as well as children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: D

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



Approximate Gross Internal Area
 Ground Floor = 51.3 sq m / 552 sq ft
 First Floor = 42.1 sq m / 453 sq ft
 Second Floor = 23.5 sq m / 253 sq ft
 Total = 116.9 sq m / 1,258 sq ft



Ground Floor



Second Floor



First 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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OUR WEBSITE

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