



A SPACIOUS FOUR BEDROOM, TWO BATHROOM MODERN FAMILY HOME

Westbury Lodge Close, Pinner, HA5 3FG

ROBSONS

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KITCHEN/DINING/LIVING ROOM • HOME CINEMA SET UP • STUDY • UTILITY ROOM • LARGE RECEPTION ROOM • GUEST WC • FOUR BEDROOMS • TWO BATH/SHOWER ROOMS • REAR GARDEN • OFF-STREET PARKING

Description

An immaculate four-bedroom, two-bathroom, modern family home offering 1,792 sq. ft across three floors, with the convenience of being a short walk from Pinner High Street and the Metropolitan Line Station. Perfect for families, the property is within catchment of West Lodge Primary School, and is just a stone's throw from Pinner Memorial Park.

The ground floor comprises an open-plan kitchen / dining / living room with bi-folds opening out to the garden, with the living room featuring a projector installation and recessed ceiling speakers, allowing the space to double up as a home cinema. Off the living room is a guest WC, and a generous study that in turn leads to a utility room.





A large, dual-aspect reception room is located on the first floor, along with a double bedroom, whilst the principal bedroom and two further double bedrooms are on the second floor. Completing the second floor is a family shower room and an en-suite bathroom to the principal bedroom.

This property boasts a good-sized rear garden that is part lawn and part patio, with additional space to the side with a shed for storage and the potential to increase the lawn. A driveway at the front of the property provides off-street parking.

Location

Westbury Lodge Close is situated off Chapel Lane, just moments from Pinner High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport facilities in the area, including the Metropolitan Line at Pinner Station and a number of local bus routes.

The area is well served by local primary and secondary schooling (catchment for West Lodge Primary School), children's parks / play areas, and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

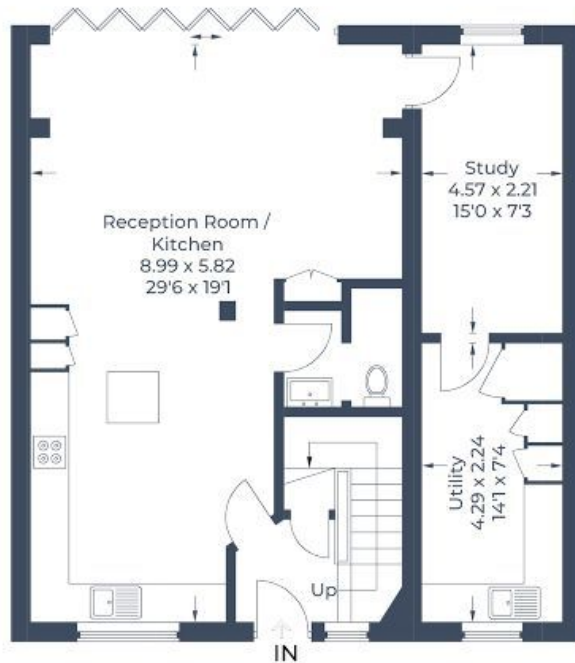
Council Tax Band: F

Energy Efficiency Rating: TBC

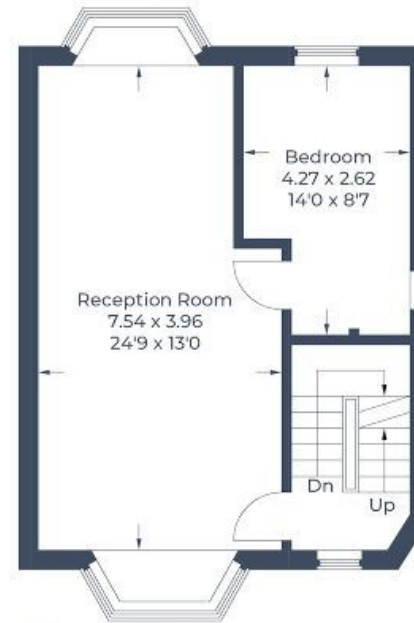
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Approximate Gross Internal Area
 Ground Floor = 75.5 sq m / 813 sq ft
 First Floor = 43.7 sq m / 470 sq ft
 Second Floor = 47.3 sq m / 509 sq ft
 Total = 166.5 sq m / 1,792 sq ft



Ground Floor



First Floor



Second Floor

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