



**A REFURBISHED FIVE BEDROOM, THREE BATHROOM HOME IN PINNER VILLAGE**

Grange Gardens, Pinner Village, HA5 5QF

**ROBSONS**

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**REFURBISHED • CONTEMPORARY LAYOUT •  
MODERN INTERIORS • FIVE BEDROOMS •  
THREE BATH/SHOWER ROOMS • KITCHEN /  
BREAKFAST ROOM • PRIVATE GARDEN •  
OFF-STREET PARKING**

### Description

A refurbished five-bedroom, three-bathroom, extended property offering in excess of 2,300 sq.ft, with a flexible layout and a self-contained annexe, situated in the desirable Pinner Village.

The ground floor offers an on-trend contemporary living area comprising three reception areas as well as a generous kitchen/breakfast room. The kitchen features stylish units and plenty of storage space, with the added benefit of a separate utility room. Bi-folding doors and two skylights to the rear of the property allow plenty of natural light to flow through, creating a bright and spacious feel throughout. Furthermore, off the utility room, there is a self-contained annexe consisting of a double bedroom/living area with a kitchenette and a shower room & WC.





The first floor hosts a principal bedroom with an en-suite shower room, three further double bedrooms, and a luxury family bathroom.

Externally, there is a private rear garden and a driveway at the property providing off-street parking.

### Location

Grange Gardens forms part of Pinner Village and is just moments from a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is available at Pinner station, and provides frequent links into London. Alternatively, there is the Overground service available at Hatch End station just a short distance away.

The area is well served by primary and secondary schooling, including West Lodge, Pinner Wood, and Grimsdyke Primary Schools, as well as children's play areas and recreational facilities.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band:

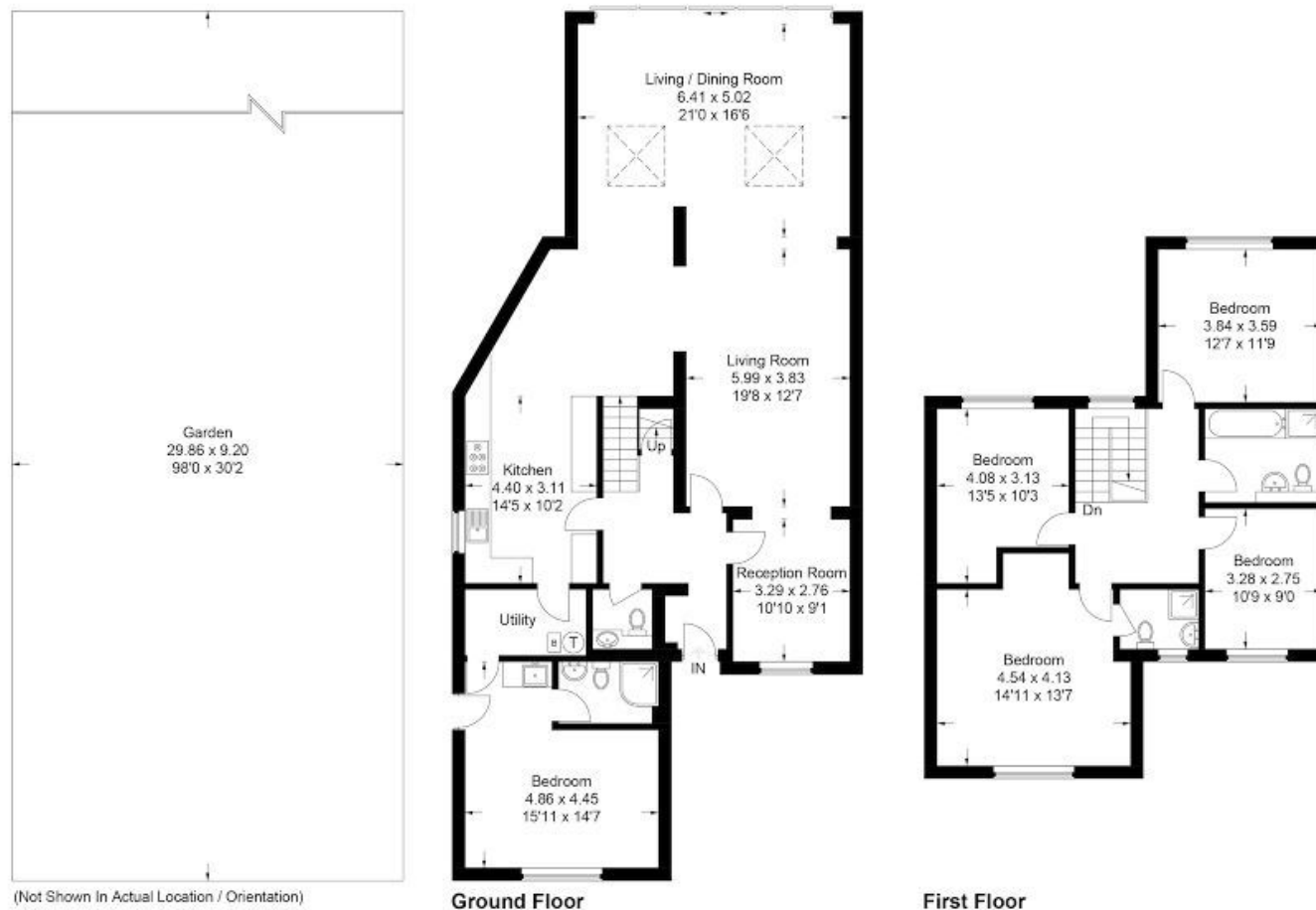
Energy Efficiency Rating: E

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 020 8866 8083.



## Grange Gardens, Pinner, HA5 5QF

Approximate Gross Internal Area  
 Ground Floor = 140.9 sq m / 1,517 sq ft  
 First Floor = 78.1 sq m / 841 sq ft  
 Total = 219.0 sq m / 2,358 sq ft



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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