



**ATTRACTIVE THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

Lulworth Drive, Pinner, HA5 1NF

**ROBSONS**

**26'0" x 11'0 RECEPTION ROOM • KITCHEN •  
UTILITY/SHOWER ROOM • THREE BEDROOMS  
• FAMILY BATHROOM • ATTRACTIVE REAR  
GARDEN • OFF-STREET PARKING • SCOPE TO  
EXTEND (STPP)**

**Description**

Ideally located within easy reach of several popular high streets, schools, and a range of excellent transport facilities, this lovely semi three bedroom detached family home offers well-proportioned living accommodation with scope to extend (STPP).

The ground floor features a welcoming entrance hallway leading to a spacious 26'0 x 11'0 double-aspect reception room, complete with a beautiful feature stone fireplace. Sliding doors open into a well-designed kitchen, fitted with a good range of units, integrated appliances, and a kitchen island/breakfast bar. A French door provides direct access to the attractive rear garden, perfect for family gatherings and outdoor entertaining. Completing the ground floor is a shower/utility room.





Upstairs, the property offers three bedrooms, two doubles and a single, all benefiting from fitted wardrobes, along with a family bathroom.

Outside, the rear garden is mainly laid to lawn with mature shrubs and a patio area. To the front, there is a driveway providing off-street parking and side access to the garden.

### **Location**

Lulworth Drive is located off Cannon Lane, between Pinner High Street and Rayners Lane High Street, which both provide a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, one branch of the Metropolitan Line can be accessed from Pinner Underground Station; the other branch and the Piccadilly Line can be accessed from Rayners Lane Underground Station. A convenient bus service runs between them, passing near the property.

The area is well served by primary and secondary schooling, with Cannon Lane Primary School and Pinner High School within walking distance, as well as there being plenty of local parks, play areas 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.robsonsweb.com](http://www.robsonsweb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
Ground Floor = 56.5 sq m / 608 sq ft  
First Floor = 42.1 sq m / 453 sq ft  
Total = 98.6 sq m / 1,061 sq ft



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

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