



A BRIGHT AND WELL MAINTAINED FOUR BEDROOM EXTENDED HOME

Holmdene Avenue, Pinner, HA5 6HP

**ROBSONS**

**LARGE RECEPTION ROOM • KITCHEN •  
GROUND FLOOR BEDROOM OR HOME  
OFFICE • THREE FIRST FLOOR BEDROOMS •  
TWO BATH / SHOWER ROOMS • REAR  
GARDEN • OFF-STREET PARKING • GARAGE •  
PLANNING PERMISSION IN PLACE**

### Description

An extended four-bedroom, two-bathroom semi-detached home offering great potential, with planning permission in place for a 6 meter rear extension, as well as conversion of the loft and the garage. Perfect for families, the property is within walking distance of Pinner Park Primary School and Nower Hill High School, as well as being close to a choice of local high streets and excellent transport links.

The ground floor comprises an entrance porch and hallway, a large living / dining room, a kitchen, and a ground floor bedroom with an en-suite. The ground floor bedroom benefits from direct access to the garden, and could alternatively be used as a home office. Two generous double bedrooms, a smaller double bedroom, a family shower room and a separate WC are all located on the first floor. All three bedrooms boast fitted wardrobes.





The property has a good-sized rear garden that is laid to lawn with two patio areas, with one featuring a pergola. Off-street parking for two cars is available at the front of the property via your own driveway, along with a garage.

### Location

Holmdene Avenue is located off Headstone Lane, close to Hatch End, Pinner and North Harrow, which all offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Headstone Lane Station provides a regular service into London Euston via the Overground, with nearby North Harrow and Pinner Underground Stations providing the Metropolitan Line.

The area is well served by primary and secondary schooling, with Pinner Park Primary School just a stone's throw away, and Nower Hill High School a short walk away.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: D

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 = 71.5 sq m / 770 sq ft  
 First Floor = 51.3 sq m / 552 sq ft  
 Garage = 10.8 sq m / 116 sq ft  
 Total = 133.6 sq m / 1,438 sq ft

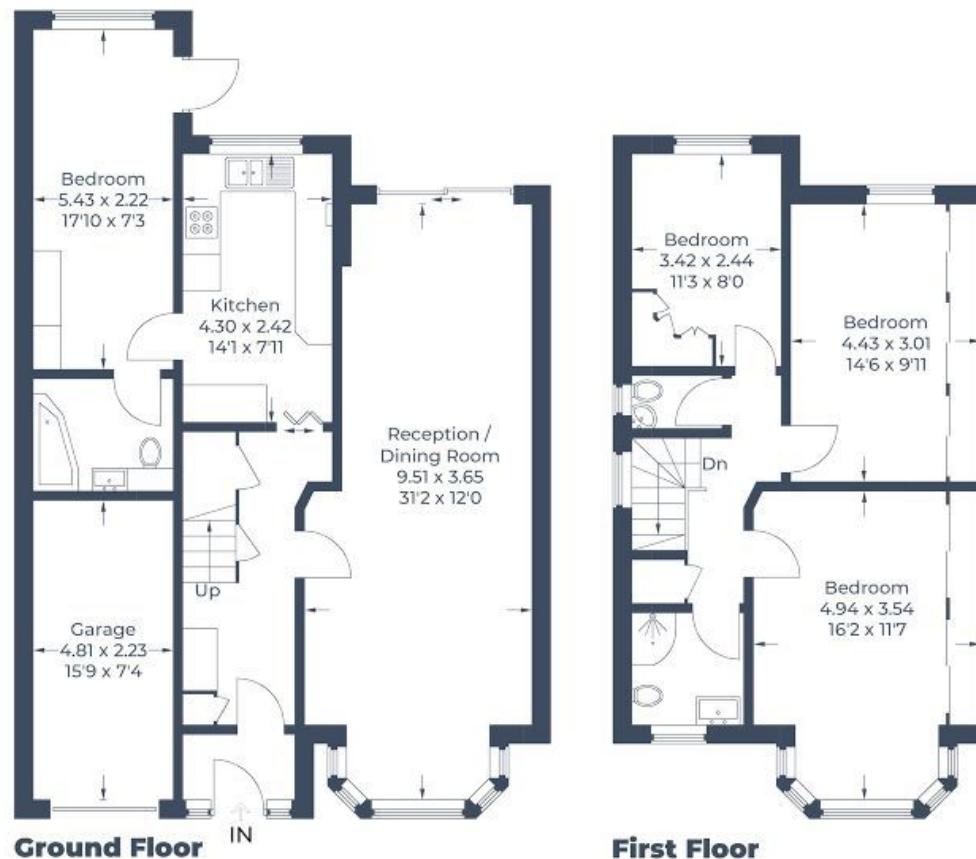


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons



1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: [pinner@robsonsw.com](mailto:pinner@robsonsw.com)  
[www.robsonsw.com](http://www.robsonsw.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.