



AN ELEGANT FIVE BEDROOM GATED FAMILY HOME WITH A LARGE OUTBUILDING

West End Lane, Pinner, HA5 1BU

ROBSONS

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**3,172 SQ.FT • IMPRESSIVE KITCHEN/DINING/
LIVING ROOM • FIVE BEDROOMS • FIVE
BATH/SHOWER ROOMS • UTILITY ROOM •
LOFT ROOM • PRIVATE GARDEN • LARGE
OUTBUILDING • OFF-STREET PARKING &
GARAGE • EV CHARGING POINT**

Description

A luxurious five-bedroom, five-bathroom family residence that has been finished to a high standard throughout, with modern interiors and high end appliances, providing comfortable living across 3,000+ sq. ft. This property offers a most convenient lifestyle, being within walking distance of Pinner's amenities and the Metropolitan Line Station, with a number of highly regarded schools nearby. (West Lodge Primary School catchment)

To the first floor there is a principal bedroom with a dressing room, a large en-suite, and access to a private balcony. There are three further double bedrooms with a second en-suite, as well as a Jack'n'Jill shower room. Furthermore, there is a good-sized loft room, and a sizeable outbuilding, also with a shower room & wc, ideal use for a home office or gym.





Externally, there is a private rear garden that is part lawn and part patio. Off-street parking is available to the front of the property via your own gated driveway, with an EV charging point and a garage.

Location

West End Land is within walking distance from Pinner High Street, and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner Station provides a frequent service into London via the Metropolitan Line, with easy access to a number of local bus routes. Alternatively, the Overground is available at nearby Hatch End Station.

The area is well served by primary and secondary schooling (West Lodge Primary catchment), as well as children's parks/playgrounds, and recreational facilities.

Additional Information

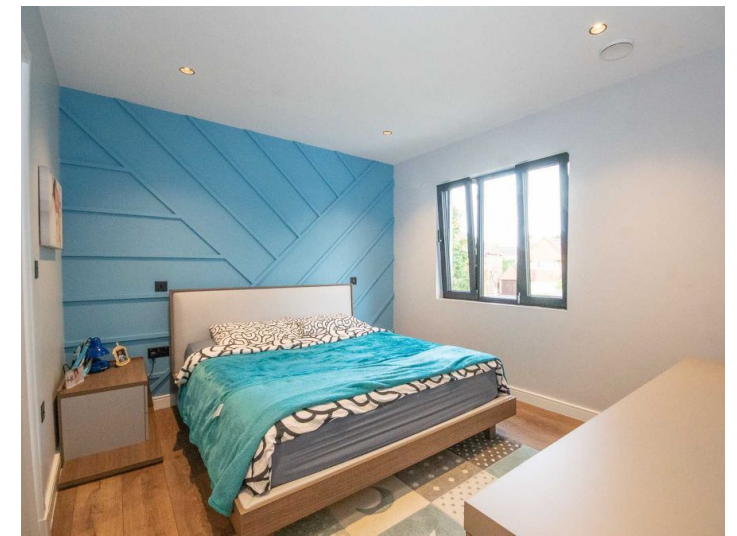
Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: B

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



Approximate Gross Internal Area
 Ground Floor = 117.6 sq m / 1,266 sq ft
 First Floor = 87.9 sq m / 946 sq ft
 Second Floor = 22.3 sq m / 240 sq ft
 Outbuilding = 47.8 sq m / 515 sq ft
 Garage = 19.1 sq m / 205 sq ft
 Total = 294.7 sq m / 3,172 sq ft



Outbuilding
 (Not Shown In Actual Location / Orientation)



Second Floor



Ground 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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