



**A FIVE BEDROOM THREE BATHROOM EXTENDED FAMILY HOME WITH OFF STREET PARKING**

Pinner Park Avenue, Harrow, Middlesex, HA2 6LF

**ROBSONS**

Pinner Park Avenue, Harrow, Middlesex, HA2 6LF

**ENTRANCE PORCH AND HALLWAY •  
RECEPTION ROOM AND STUDY • DINING  
ROOM • KITCHEN / BREAKFAST ROOM •  
CONSERVATORY • FIVE BEDROOMS • THREE  
BATHROOMS • GARDEN AND PATIO AREA •  
OFF STREET PARKING**

### Description

An extended five bedroom, three bathroom, modern family home situated in a great location with easy access to a number of local high streets and schools, perfect for families.

The ground floor comprises an entrance porch leading to a spacious hallway with under stair storage. There is a generous lounge and dining room leading to the kitchen breakfast room with with doors leading to the garden. The kitchen features tasteful, neutral units providing ample storage space, integrated appliances. There are French doors leading out to the garden which create the ideal entertaining space in the summer months, and large skylights allowing plenty of natural light in. Completing the ground floor is a study, conservatory/utility room and a guest W.C. with a shower.





To the first floor there are four double bedrooms with two that benefit from fitted wardrobes, a four-piece family bathroom including a separate shower. The second floor hosts an attractive principal bedroom complete with fitted wardrobes, a luxury en-suite shower room plus insulated eaves storage with lighting.

Externally there is a private south facing rear garden that is part patio and part lawn, with two sheds. To the front there is a driveway allowing off-street parking and a side gate allowing access to the garden.

### **Location**

Situated between Headstone Lane and Courtney Avenue, this property is within easy reach of Hatch End, North Harrow, Pinner and Harrow Town Centre. For commuters, nearby Headstone Lane station provides the Overground services, with Pinner and North Harrow providing the Metropolitan Line, both provide a frequent service into London and beyond. The area is well served by primary and secondary schooling including the ever popular Pinner Park Primary school and nearby Nower Hill High School. There are a number of local parks/playgrounds, recreational facilities and places of worship within the area.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: D

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



Approximate Gross Internal Area  
 Ground Floor = 95.1 sq m / 1024 sq ft  
 First Floor = 66.6 sq m / 717 sq ft  
 Second Floor = 37.3 sq m / 401 sq ft  
 Total = 199.0 sq m / 2,142 sq ft

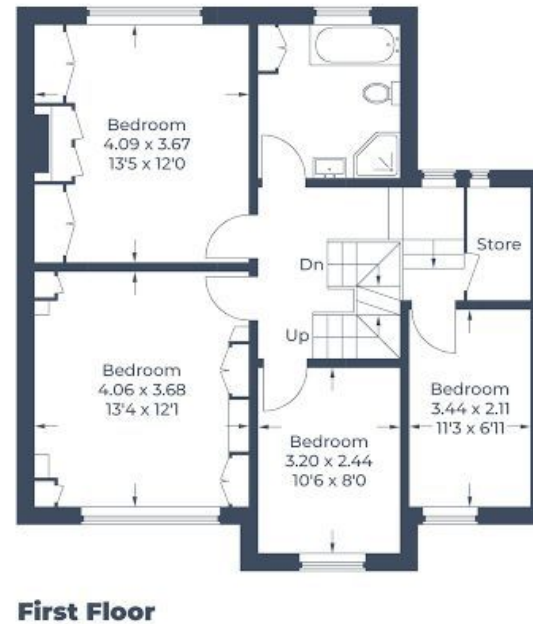
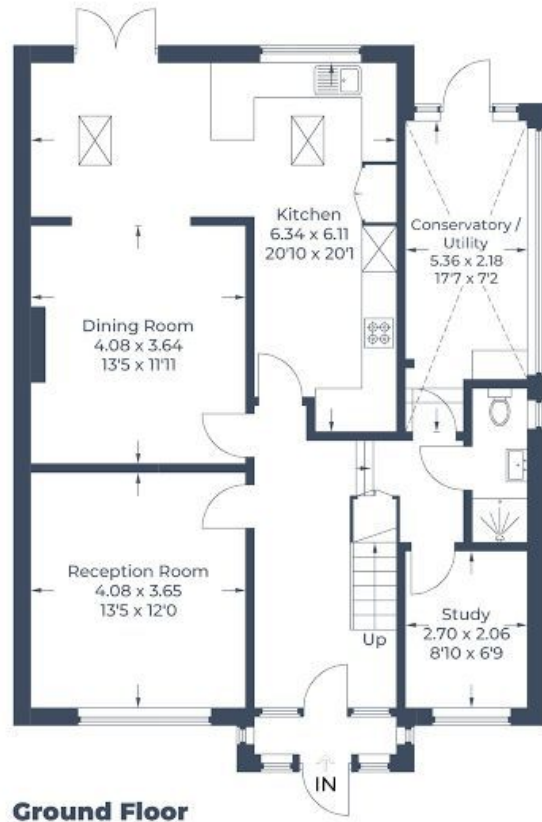


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons



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



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.