



**A THREE BEDROOM DETACHED HOME WITH GARAGE AND OWN DRIVEWAY WITH
EXCELLENT POTENTIAL FOR MODERNISATION (STPP) AND CHAIN FREE**

West End Lane, Pinner, Middlesex, HA5 3NG

ROBSONS

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DETACHED • THREE BEDROOMS • LIVING ROOM / DINING ROOM / FAMILY ROOM • KITCHEN WITH GARDEN ACCESS • FAMILY BATHROOM, SHOWER ROOM & GUEST W.C • SPACIOUS FRONT AND REAR GARDEN • GARAGE, OWN DRIVEWAY AND OFF STREET PARKING • APPROX 1,995 SQ FT INCL GARAGE & OUTBUILDING • IN NEED OF MODERNISATION (STPP) • CHAIN FREE

Description

A substantial three-bedroom detached home, offered vacant and requiring modernisation, with excellent potential for improvement and extension (STPP). Occupying an impressive plot with generous gardens, ample parking and approximately 1,995 sq ft including the garage and outbuilding. The accommodation opens into a welcoming porch and entrance hall, with a useful storage cupboard. To the front is a spacious kitchen, fitted with a range of wall and base units, generous worktop space and room for appliances, together with access to the garden. Also positioned to the front is the living room, leading through to a family room with patio doors opening onto the garden.





The dining room accessible both from the hallway and the family room while bedroom three is also situated on this floor to the rear. A ground-floor shower room and separate guest WC complete this floor. To the first floor are two well-proportioned bedrooms together with a family bathroom and a separate laundry room. Externally, the large rear garden is predominantly laid to lawn and complemented by a patio area, established shrub borders and mature trees. To the side is a detached garage, with two useful storerooms and a workshop to the rear. The front of the property is equally impressive, featuring a large lawned frontage with hedging and mature trees, offering privacy and a sense of seclusion. An own driveway provides off-street parking for multiple vehicles,

Location

West End Lane is just moments from Pinner High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner Station is nearby and offers regular links into London via the Metropolitan Line. There are also numerous local bus routes providing links to the neighbouring areas. The area is well served by primary and secondary schooling (within catchment for West Lodge primary), children's parks/playgrounds, and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G Energy Efficiency Rating: D

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



Approximate Gross Internal Area
 Ground Floor = 104.7 sq m / 1,127 sq ft
 First Floor = 53.5 sq m / 576 sq ft
 Outbuilding = 27.2 sq m / 293 sq ft
 Total = 185.4 sq m / 1,995 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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OUR WEBSITE

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