



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

West End Lane, Pinner, HA5 3NG

**ROBSONS**

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**RECEPTION ROOM • KITCHEN/DINER • THREE DOUBLE BEDROOMS • TWO BATH/SHOWER ROOMS • PRIVATE GARDEN • OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP)**

**Description**

Positioned in a highly desirable location just a short walk from Pinner High Street, is this character three-bedroom, two-bathroom detached property, offering generously sized interiors with plenty of scope to extend (STPP). Ideal for families, the property is perfectly placed for West Lodge and Pinner Wood Primary Schools, with a choice of other local schools close by.

The ground floor comprises an entrance vestibule leading through to a welcoming hallway with stairs to the first floor. Off the hallway is a front aspect reception room that is flooded with natural light, and a kitchen/diner overlooking the side and rear garden. With its unique layout, the vestibule also provides access to a double bedroom and a modern shower room, which are both semi-separate from the main living areas - ideal for a principal bedroom or work space.





To the first floor there are two further double bedrooms, a family bathroom and a WC.

Externally, the property is surrounded by mature and well-manicured trees and hedges that provide a sense of privacy, especially at the front of the property. There is a wrap-around rear garden that is part lawn and part patio, with a large driveway and a garage at the front.

### **Location**

West End Lane is a highly desirable road, just moments from Pinner High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with the Overground available at Hatch End Station just a short distance away. Local buses are also easily accessible.

The area is well served by primary and secondary schooling, including West Lodge and Pinner Wood Primary Schools. There are plenty of local parks and open spaces within the area, such as Pinner Recreational Ground and Pinner Memorial Park.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: TBC

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 = 70.4 sq m / 758 sq ft  
First Floor = 46.4 sq m / 499 sq ft  
Garage = 16.5 sq m / 178 sq ft  
Total = 133.3 sq m / 1,435 sq ft



**Ground Floor**

**First Floor**

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

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