



AN EXTENDED FOUR BEDROOM, TWO BATHROOM MODERN FAMILY HOME

Beaulieu Drive, Pinner, HA5 1NA

ROBSONS

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**EXTENDED • LOUNGE / DINER • KITCHEN •
FOUR BEDROOMS • TWO LUXURY BATH /
SHOWER ROOMS • WELL-MAINTAINED
GARDEN • OFF-STREET PARKING • GARAGE •
SCOPE TO FURTHER EXTEND (STPP)**

Description

A modern and well-presented four-bedroom, two-bathroom extended family home, situated in a popular location with Pinner High School and Cannon Lane Primary School just moments away. In addition, Pinner, Eastcote and Rayners Lane High Streets and Underground stations are all within easy reach, providing a most convenient lifestyle.

The ground floor comprises an entrance porch, a through lounge / diner with bi-folding doors opening out to the garden patio, and a generously sized kitchen with ample storage and integrated appliances. The garage can be accessed via the kitchen, ideal for storage or conversion if needed.





Two double bedrooms with fitted wardrobes are located on the first floor, along with a further bedroom and a four-piece family bathroom. The second floor hosts the principal bedroom, complete with fitted wardrobes and an en-suite shower room.

The property boasts a very well maintained rear garden that is part lawn and part patio, with a garden shed for storage. Off-street parking is available at the front of the property, along with a garage.

Location

Beaulieu Drive is situated within easy reach of Pinner, Eastcote and Rayners Lane, all offering a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line and the Piccadilly Line can be accessed at nearby underground stations, with local bus routes easily accessible.

The area is well served by primary and secondary schooling, including Pinner High School and Cannon Lane Primary School, as well as children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

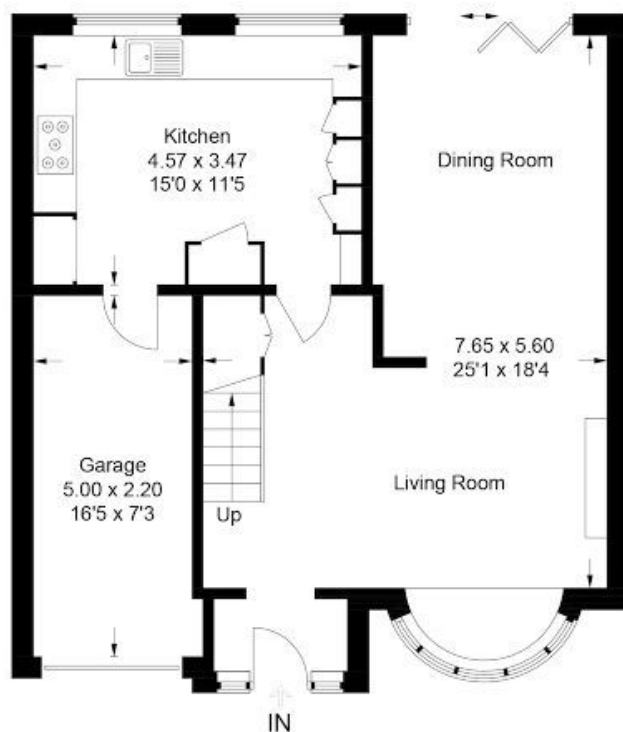
Energy Efficiency Rating: C

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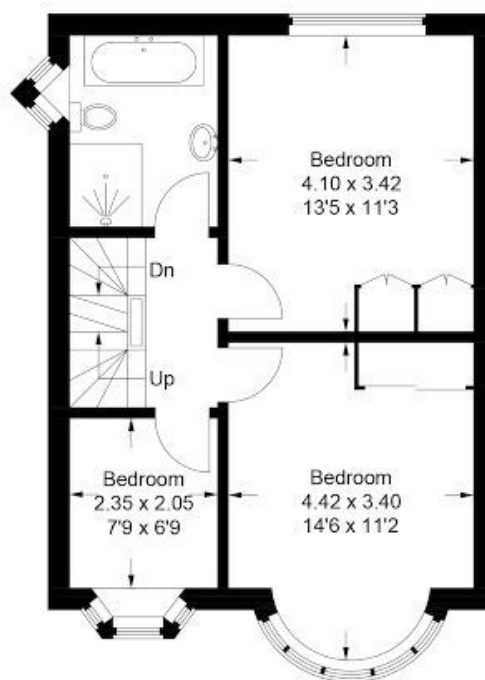


Beaulieu Drive

Approximate Gross Internal Area
 Ground Floor = 67.5 sq m / 726 sq ft
 (Including Garage)
 First Floor = 44.5 sq m / 479 sq ft
 Second Floor = 30.2 sq m / 325 sq ft
 Total = 142.2 sq m / 1530 sq ft



Ground Floor



First Floor



Second 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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ROBSONS

1 High Street, Pinner HA5 5PJ
 Tel: 020 8866 8083 Email: pinner@robsonsworld.com
www.robsonsworld.com

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