



**AN IMMACULATELY PRESENTED FOUR BEDROOM EXTENDED FAMILY HOME**

West Towers, Pinner, HA5 1UA

**ROBSONS**



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**TWO RECEPTION ROOMS • KITCHEN •  
CONSERVATORY • GROUND FLOOR SHOWER  
ROOM • THREE DOUBLE BEDROOMS, ONE  
EN-SUITE • FURTHER BEDROOM/STUDY •  
FAMILY BATHROOM • GARDEN • OFF-STREET  
PARKING & GARAGE**

### Description

A bright and airy, four-bedroom extended home, situated within easy reach of local high streets, schools and excellent transport links. This immaculate home has been well maintained throughout and offers further scope to extend (STPP)

The ground floor comprises a welcoming entrance hallway providing access to all the main living areas. There is a front aspect reception room with a large bay window, an adjoining second reception room that is flooded with natural light, and a generous conservatory accessible via the reception room and kitchen. Completing the ground floor is a well-equipped, modern kitchen offering a range of both base and eye level units, an integrated hob/oven and plenty of storage space. There is also the added benefit of a ground floor shower room and WC.







To the first floor there are two well proportioned, double bedrooms with one benefiting from fitted wardrobes, a further bedroom which can also be used as a study, and a family bathroom. The second floor hosts an impressive master bedroom with fitted wardrobes, access to eaves storage space and an en-suite. Externally, the property features a beautifully presented rear garden that is laid to lawn with mature shrubs, and a large patio area, perfect for outdoor dining in the summer months. There is also a second patio area set to the rear of the garden and a shed for storage. To the front there is a driveway providing off-street parking and a garage.

### Location

Situated off Eastcote Road within equal distance of both Pinner and Eastcote high streets, both of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner station provides a frequent service into London via the Metropolitan Line, with Eastcote station providing both the Metropolitan Line and the Piccadilly Line.

The area is well served by primary and secondary schooling, children's playgrounds and recreational facilities.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: C







## West Towers, Pinner, HA5

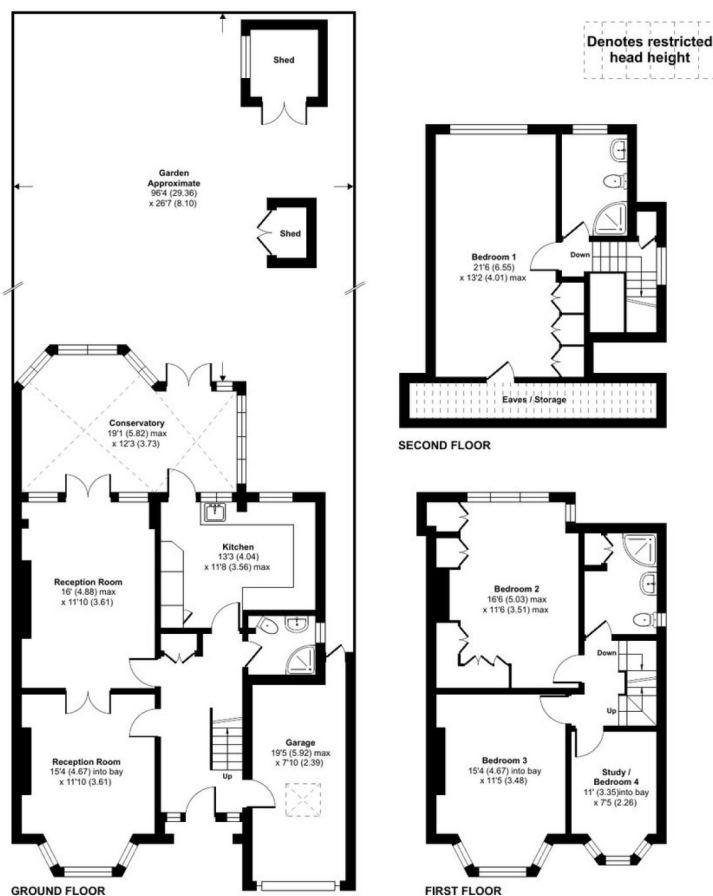
Approximate Area = 2006 sq ft / 186 sq m (includes garage)

Limited Use Area(s) = 76 sq ft / 7 sq m

Outbuildings = 48 sq ft / 4 sq m

Total = 2130 sq ft / 197 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Robsons Lettings. REF: 868370

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