



**A VIBRANT AND BEAUTIFULLY PRESENTED MODERN OPEN PLAN SEMI DETACHED
FOUR BEDROOM FAMILY HOME WITH OWN DRIVEWAY AND OFF STREET PARKING**

Deane Croft Road, Pinner, HA5 1ST

ROBSONS

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SEMI DETACHED • EXTENDED • FOUR BEDROOMS • TWO BATHROOMS AND GUEST W.C. • OPEN PLAN RECEPTION ROOM / DINING ROOM • KITCHEN • TWO OUTBUILDINGS WITH KITCHENETTE, W.C, AND BAR • LARGE GARDEN WITH SPACIOUS PATIO • OWN DRIVEWAY WITH OFF STREET PARKING • APPROX 2,600 SQ FT

Description

The property opens into an inviting entrance hallway, leading through to a stylish front-aspect lounge, beautifully enhanced by a bay window and feature fireplace, creating an elegant yet welcoming reception space. To the rear, an impressive open-plan lounge, kitchen and dining area forms the heart of the home. The contemporary, high-specification fitted kitchen features sleek worktops, extensive cabinetry, integrated appliances, two eye-level ovens and a substantial central island incorporating a hob and breakfast bar. The adjoining dining area is flooded with natural light and skylights, with bi-folding doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A guest cloakroom completes this floor.





The first floor comprises three well-proportioned bedrooms, two benefiting from fitted wardrobes, served by a stylish four-piece family bathroom. Occupying the second floor is a spacious fourth bedroom with fitted wardrobes, complemented by its own bathroom. The rear garden is a particular highlight, featuring a spacious full-width patio, leading onto an expansive lawn bordered by mature trees and established shrubs. Two substantial outbuildings further enhance the property's appeal. The first is a superb summer house incorporating two double bedrooms, a kitchenette and guest WC, offering excellent flexibility for guests or a private workspace. Positioned further along the garden, the second outbuilding incorporating a dedicated bar and lounge area, complete with electrical outlets. To the front, a gravel driveway provides private off-street parking, framed by mature hedging which creates an attractive approach.

Location

Situated on a residential road just off Field End Road, the property is within walking distance of local shops, restaurants, cafés and supermarkets. Eastcote station provides Metropolitan and Piccadilly Line services into London, with local bus routes also available. Pinner and Ruislip Manor high streets are nearby, alongside well-regarded local schools, parks and recreational facilities.

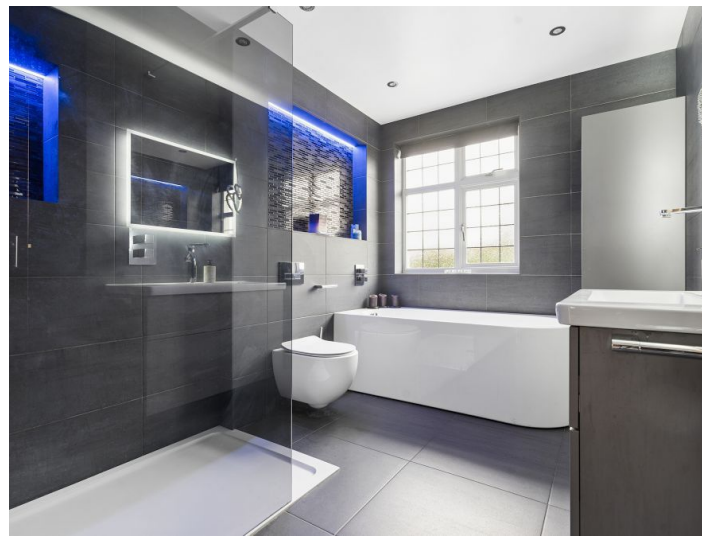
Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: F Energy Efficiency Rating: C

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



Approximate Gross Internal Area
 Ground Floor = 107.4 sq m / 1,156 sq ft
 First Floor = 55.6 sq m / 598 sq ft
 Second Floor = 34.0 sq m / 366 sq ft
 Outbuildings = 52.1 sq m / 561 sq ft
 Total = 249.1 sq m / 2,681 sq ft



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