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**ROBERTSON
PHILLIPS**
Estate Agents



Albury Drive, Pinner

£1,295,000



www.robertsonphillips.co.uk



A generous Four Bedroom, Two Bathroom Detached property with superb views over greenbelt land and offering a huge opportunity to mould into a lovely family home. Located in an attractive residential area with a selection of local shops, sought after schools, restaurants and transport, including station at Hatch End and Metropolitan Underground at Pinner.

The property comprises cloakroom, front reception/TV room, kitchen breakfast room, lounge, study, dining room, kitchen, four bedrooms, (master with en suite) and family bathroom.

Features include a well maintained mature garden, double garage positioned at the rear with electric roller door and a self contained one bedroom annexe with private entrance.



Ground Floor

Porch 6' 1" x 4' 2" (1.85m x 1.27m)

Window to front, double door to hall.

Hall 14' 1" x 6' 7" (4.29m x 2.01m)

Stairs, door to:

Study 9' 10" x 9' 9" (2.99m x 2.97m)

Great sized study positioned to the front of the property with fitted furniture and desk space.

WC 6' 6" x 3' 6" (1.98m x 1.07m)

Low level WC with small wash hand basin and window to side.

Under stairs cupboard 1.99m (6'6") x 0.91m (3')

Under stairs storage, great for coats and shoes.

Lounge 20' 8" x 12' 9" (6.29m x 3.88m)

Double aspect lounge with windows to side and window to front, double door to hallway.

Dining Room 17' 9" x 11' 9" (5.41m x 3.58m)

Dining room overlooking the garden with direct access through sliding patio door, open plan to kitchen breakfast room.



Kitchen/Breakfast Room 17' 2" x 9' 4" (5.23m x 2.84m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated, eye level fan assisted oven, four ring electric hob with pull out extractor hood over, built-in microwave, window to side and rear, tiled flooring, open plan to utility room.

Utility 9' 0" x 8' 1" (2.74m x 2.46m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for automatic washing machine, window to rear, door to garden.

Landing 19' 7" x 6' 7" (5.96m x 2.01m)

Spacious landing with window to side and airing cupboard.

Bedroom 1 14' 9" x 11' 2" (4.49m x 3.40m)

Window to front, fitted wardrobes, door to en - suite bathroom.

En-suite 9' 8" x 5' 5" (2.94m x 1.65m)

Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, bidet and low-level WC, window to side.

Bedroom 2 14' 6" x 14' 1" (4.42m x 4.29m)

Double bedroom with window to front and fitted wardrobes.

Bedroom 3 12' 7" x 9' 8" (3.83m x 2.94m)

Double bedroom with window to side and fitted wardrobes.

Bedroom 4 11' 9" x 9' 4" (3.58m x 2.84m)

Small double bedroom with window to rear.

Bathroom 9' 4" x 7' 0" (2.84m x 2.13m)

Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle with glass screen and low-level WC, window to rear.

Garden

Well maintained garden with lawn area, jackson fencing, a mixture of shrubs, side gate, door to annexe and door to double garage.

Parking

Parking is either on street or to the rear of the property in front of the double garage. There is potential to create parking at the front of the property STPP.

Council Tax Band: G

EPC Rating: To be confirmed

Tenure: Freehold

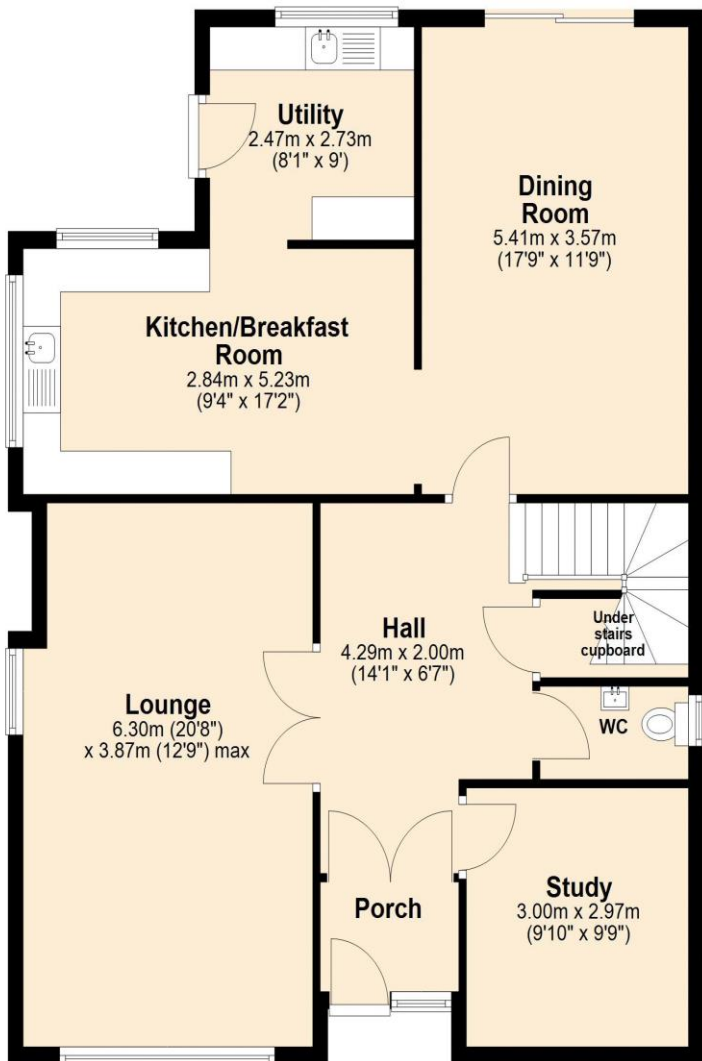


KEY FEATURES:

- Four Double Bedrooms ● Three Reception Rooms ● Fitted Kitchen Breakfast Room
- Family Bathroom ● Fitted Utility ● En - Suite Bathroom
- One Bedroom Annexe ● Double Garage

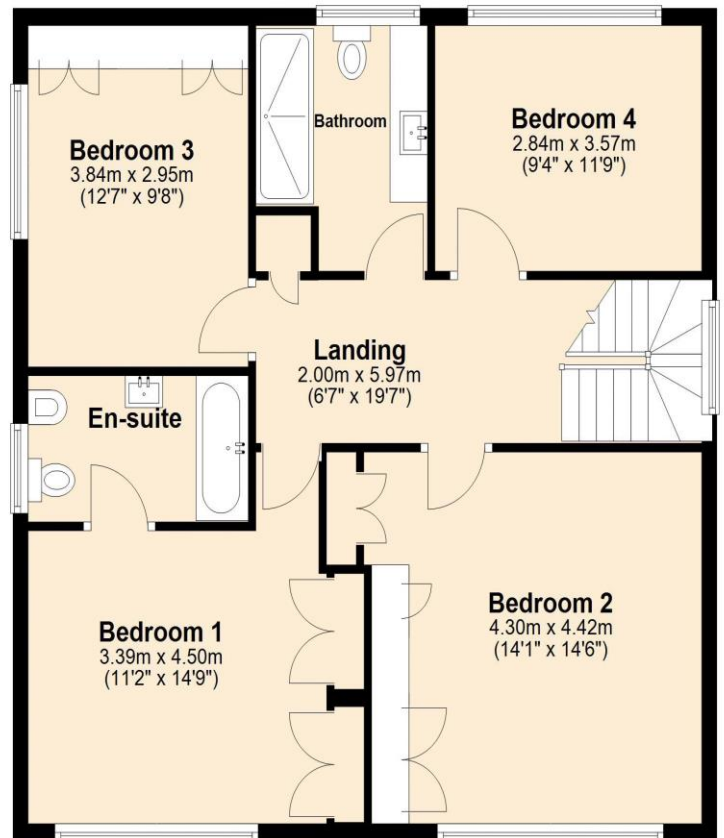
Ground Floor

Approx. 96.8 sq. metres (1041.8 sq. feet)



First Floor

Approx. 82.5 sq. metres (887.5 sq. feet)



Total area: approx. 179.2 sq. metres (1929.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.