



A CHAIN FREE FOUR BEDROOM, TWO BATHROOM FAMILY HOME IN A DESIRABLE LOCATION

Lawn Vale, Pinner, HA5 3EA

ROBSONS

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**NO ONWARD CHAIN • ENTRANCE HALLWAY
• GUEST CLOAKROOM • TWO RECEPTION
ROOMS • KITCHEN • FOUR DOUBLE
BEDROOMS • TWO BATHROOMS (ONE
EN-SUITE) • ATTRACTIVE REAR GARDEN •
OFF-STREET PARKING • DOUBLE GARAGE**

Description

Available to the market with no onward chain. A four bedroom, two-bathroom detached property set within a peaceful cul-de-sac just a short walk from both Hatch End and Pinner's amenities, with easy access to local bus routes, as well as the Metropolitan Line at nearby Pinner Station. The property provides bright and spacious interiors across two floors, with a well-maintained rear garden, off-street parking and a double garage.

The ground floor comprises an entrance hallway with useful storage and a guest cloakroom, two generous reception rooms, a conservatory, and a kitchen/breakfast room. Four double bedrooms are located on the first floor with three benefiting from fitted wardrobes. There is an en-suite shower room to the principal bedroom and a three-piece family bathroom.





Externally, the property offers an attractive rear garden that is laid to lawn, with a patio area providing the ideal spot for alfresco dining. Off-street parking for two cars is available at the front of the property via your own driveway, along with a double garage.

Location

Lawn Vale is situated off Woodhall Avenue, just a short walk from both Pinner and Hatch End high streets, which both offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner Station offers a frequent service into London via the Metropolitan Line, with Hatch End Station providing the Overground service. There is also easy access to a number of local bus routes.

The area is well served by primary and secondary schooling, including nearby Pinner Wood, Grimsdyke and West Lodge Primary Schools, children's parks/play areas and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: D

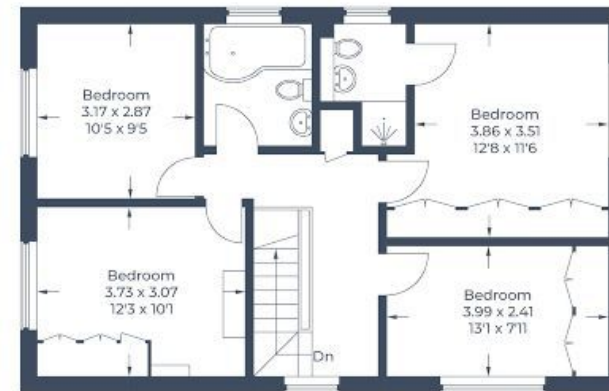
For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.



Approximate Gross Internal Area
 Ground Floor = 100.8 sq m / 1,085 sq ft
 (Excluding Conservatory)
 First Floor = 65.4 sq m / 704 sq ft
 Total = 166.2 sq m / 1,789 sq ft



Ground Floor



First Floor

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