



AN IMMACULATELY PRESENTED, FOUR BEDROOM EXTENDED FAMILY HOME  
West Towers, Pinner, Middlesex HA5 1UA





**Asking Price: £3,000 pcm**

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

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• TWO RECEPTION ROOMS • GENEROUS CONSERVATORY • MODERN KITCHEN • GROUND FLOOR SHOWER ROOM • MASTER BEDROOM with ENSUITE • TWO DOUBLE BEDROOMS • SINGLE BEDROOM / STUDY • FAMILY BATHROOM • STUNNING REAR GARDEN • OFF-STREET PARKING • GARAGE

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### **Description**

This immaculate four bedroom family home comprises of 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. 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 a master bedroom with fitted wardrobes and an en-suite. The property features a beautifully presented rear garden with two patio areas and a shed. To the front there is a driveway providing off-street parking and a garage.

### **Location**

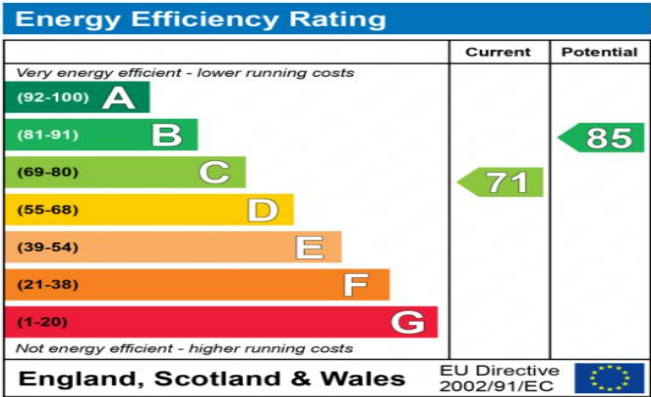
Situated off Eastcote Road within equal distance of both Pinner and Eastcote high streets, both of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner station provides a frequent service into London via the Metropolitan Line,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



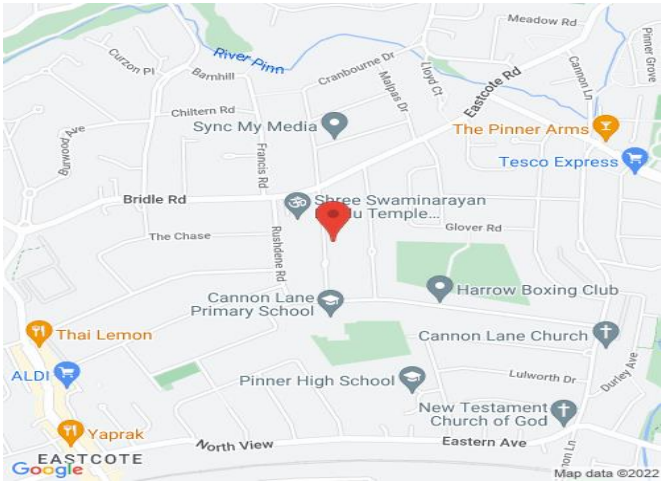


### Additional Information

- Local Authority: London Borough of Harrow
- Council Tax Band: F
- Energy Efficiency Rating: Band C
- Available Date: 17/08/2022



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.







## West Towers, Pinner, HA5

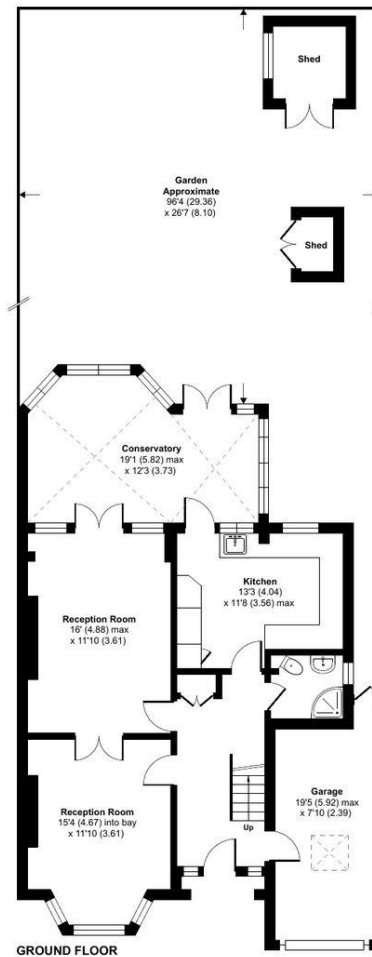
Approximate Area = 2006 sq ft / 186 sq m (includes garage)

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

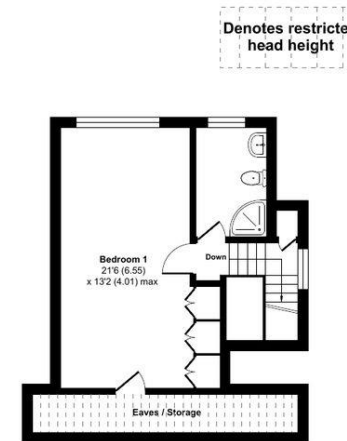
Outbuildings = 48 sq ft / 4 sq m

Total = 2130 sq ft / 197 sq m

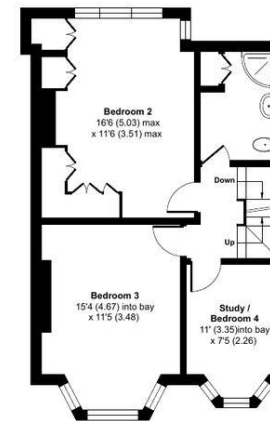
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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

