



AN ELEGANT THREE BEDROOM, SEMI DETACHED FAMILY HOME WITH OWN DRIVEWAY AND OFF STREET PARKING

The Avenue, Pinner, Middlesex, HA5 5BJ

ROBSONS

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**SEMI DETACHED • THREE BEDROOMS •
FAMILY SHOWER ROOM • TWO RECEPTION
ROOMS • GROUND FLOOR SHOWER ROOM •
KITCHEN / BREAKFAST ROOM • STUDY •
GARDEN, PATIO AND GARDEN SHED • OWN
DRIVEWAY AND OFF STREET PARKING**

Description

A welcoming entrance hall provides an impressive first impression and gives access to the principal ground floor accommodation. Positioned at the front of the property is an elegant reception room, filled with natural light from the attractive bay window. Adjacent to this is a versatile study, also overlooking the front aspect, offering the ideal home office. To the rear of the home is the superb reception/dining room with patio doors that open directly onto the rear terrace and garden while allowing natural light to flood the room. The kitchen/breakfast room is also situated at the rear and is fitted with an extensive range of wall and base units complemented by generous worktop space. Integrated appliances provide practicality for everyday living, whilst the breakfast bar offers an informal dining area. Completing the ground floor is a well-appointed family shower room.





The first floor offers three well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes. Two further bedrooms offer flexible accommodation. A modern family shower room serves all three bedrooms, completing the first-floor accommodation. Immediately adjoining the property is an impressive full-width patio. Beyond, a well-maintained laid-to-lawn garden is bordered by established shrubs and planting with a garden shed to the rear. To the front, the property benefits from its own private driveway, providing convenient off-street parking, a neatly maintained lawn with mature shrub borders whilst side access leads directly through to the rear garden.

Location

Situated close to the local amenities at Rayners Lane high street, as well as being just a short distance from Eastcote, North Harrow and Pinner, all of which provide a vast selection of shopping facilities and restaurants. For commuters, Rayners Lane train station is nearby and offers the Metropolitan and Piccadilly line services into Central London. The area is well served by children's play areas, recreational facilities and numerous primary and secondary schools, including Longfield Primary School, Cannon Lane and Pinner High Schools just a few minutes away.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: D



Approximate Gross Internal Area
Ground Floor = 99.3 sq m / 1,069 sq ft
First Floor = 54.5 sq m / 587 sq ft
Total = 153.8 sq m / 1,656 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

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