



**A FIVE BEDROOM THREE BATHROOM DETACHED HOME IN THE HEART OF PINNER**

Elm Park Road, Pinner, HA5 3LA

**ROBSONS**

**ENTRANCE HALLWAY • TWO/THREE RECEPTION ROOMS • KITCHEN/DINER • FIVE BEDROOMS, TWO EN-SUITES • GUEST CLOAKROOM • UTILITY ROOM • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS • GARAGE • SCOPE TO FURTHER EXTEND (STPP)**

### **Description**

A spacious five bedroom, three-bathroom detached family residence in excess of 3,000 sq. ft with the potential to further extend (STPP). This fantastic home provides an abundance of space across three floors, with modern interiors, a sizeable rear garden and off-street parking for several cars.

The ground floor comprises an entrance hallway with a generous guest cloakroom and stairs to the first floor. There is a front aspect lounge, a separate snug/TV room that leads through to a study, and an impressive kitchen / diner. The kitchen features bespoke units with integrated appliances and plenty of storage space, with a kitchen island and breakfast bar. The dining area provides a great social space with ample room for a family dining table & chairs, with the added benefit of an adjoining conservatory. Completing the ground floor is a utility room.





To the first floor there are four well-appointed bedrooms, with three benefiting from fitted wardrobes, and an en-suite bathroom to the master bedroom. A three-piece family bathroom completes the first floor, with a fifth bedroom and an en-suite shower room located on the second floor.

This family home has a sizeable rear garden that is laid to lawn with a patio area and a summer house to the rear. The garden is well stocked with mature shrub borders that provide a sense of privacy. Off-street parking is available to the front of the property via your own driveway, with access to an integral garage.

### **Location**

Elm Park Road is in central Pinner, just footsteps from Pinner High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner Station is just a few minutes' walk away, with the Metropolitan Line providing a frequent service into London. There is also easy access to local bus routes.

The area is well served by primary and secondary schooling, with West Lodge Primary School close by, as well as children's parks and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band E



Approximate Gross Internal Area  
 Ground Floor = 134.2 sq m / 1,444 sq ft  
 First Floor = 104.1 sq m / 1,120 sq ft  
 Loft Room = 49.1 sq m / 528 sq ft  
 Garage = 15.6 sq m / 168 sq ft  
 Total = 303.0 sq m / 3,260 sq ft



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