



## A CHARACTERFUL FOUR BEDROOM EXTENDED FAMILY HOME

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Kingsley Road, Pinner, Middlesex, HA5 5RB





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**ENTRANCE HALLWAY • TWO RECEPTION ROOMS • MODERN KITCHEN • CONSERVATORY • GUEST CLOAKROOM • FOUR BEDROOMS WITH ONE EN-SUITE • FAMILY BATHROOM • SECLUDED GARDEN**

## Description

A characterful four bedroom extended home, situated close to the area's amenities. The ground floor comprises a bright and welcoming lounge featuring a bay window and a feature fireplace, a second reception room which flows on from the main living area which can be separated via double doors, a stylish fitted kitchen offering a range of units with integrated appliances, and a guest cloakroom. Completing the ground floor is a conservatory with French doors out to the garden. To the first floor there are two double bedrooms with one benefitting from fitted wardrobes, a further bedroom overlooking the garden, and a family bathroom. The second floor hosts the master bedroom which offers a modern en-suite shower room and fitted wardrobes. Externally there is a well presented rear garden that is mainly laid to lawn with a patio area, flower beds and a shed for storage.







### Location

Kingsley Road is a peaceful cul-de-sac located just moments from both Pinner and North Harrow high streets which offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner and North Harrow tube stations, providing frequent service into the heart of Central London and beyond.

The area is well served for primary and secondary schooling with Nower Hill secondary school just moments away, as well as children's parks/playgrounds and recreational facilities.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: Band E

Energy Efficiency Rating: Band D



Kingsley Road, Pinner  
Approximate Gross Internal Area  
135 Sq M / 1457 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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