



**A WELL PRESENTED THREE/FOUR BEDROOM HOME WITH SCOPE TO EXTEND (STPP)**

Compton Rise, Pinner, HA5 5HS

**ROBSONS**

## A WELL PRESENTED THREE/FOUR BEDROOM FAMILY HOME

**ENTRANCE HALLWAY • TWO RECEPTION ROOMS • KITCHEN/DINING ROOM • STUDY  
• THREE DOUBLE BEDROOMS • TWO BATH / SHOWER ROOMS • SEPARATE WC • GARDEN  
• OFF-STREET PARKING • SCOPE TO FURTHER EXTEND (STPP)**

### Description

A modern and well presented, three / four bedroom extended home offering a spacious and contemporary living space for the growing family to enjoy. This desirable home retains some of its original, character features and is ideally situated for a choice of local high streets, schools and excellent transport links. There is potential to further extend (STPP).

The ground floor comprises engineered hard wood flooring with underfloor heating to the rear, a welcoming entrance hallway with two store cupboards, and a light-filled, front aspect lounge with an exposed brick chimney breast and an open fire. A second reception room flows on to an open-plan dining area, perfect for entertaining, and a generously sized kitchen. The kitchen is a bespoke German/Kuhlmann kitchen with handleless units and integrated appliances, with a large kitchen island providing additional worktop and storage space.





Bi-folding doors across both the kitchen and dining area provide access to the garden. Completing the ground floor is a study with an en-suite shower room that can alternatively be utilised as a guest bedroom. To the first floor there are three well-appointed bedrooms with two benefiting from fitted wardrobes, and a modern family bathroom with a separate WC.

Externally this family home boasts a well-maintained, split-level rear garden that is laid to lawn with a patio area. To the front there is a driveway providing off-street parking.

### **Location**

Situated between Rayners Lane and Whittington Way, within easy reach of Pinner, Rayners Lane and North Harrow, all of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are various local bus routes available and the Metropolitan Line at Nearby Pinner and North Harrow station which provides a regular service into London. The area is well served by local primary and secondary schooling, children's parks/playgrounds and recreational facilities. (Pinner Village Gardens is just a stone's throw away)

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band D



Compton Rise, Pinner  
Approximate Gross Internal Area  
Main House = 139 Sq M/1496 Sq Ft  
Outbuilding = 6 Sq M/65 Sq Ft  
Total = 145 Sq M/1561 Sq Ft



**Outbuilding**

**Ground Floor**

**First Floor**

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.

**ROBSONS**

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