



**A WELL PRESENTED THREE BEDROOM FAMILY HOME WITH PLANNING PERMISSION**

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Lyndon Avenue, Pinner, HA5 4QF



# A WELL PRESENTED THREE BEDROOM FAMILY HOME

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**ENTRANCE PORCH & HALLWAY • GUEST WC • THROUGH LOUNGE / DINER • KITCHEN • UTILITY ROOM • STUDY • THREE BEDROOMS • FAMILY BATHROOM • PRIVATE REAR GARDEN • OFF-STREET PARKING • PLANNING PERMISSION TO EXTEND REF: P/1202/22**

## Description

A generously proportioned and well-maintained, three bedroom family home with planning in place to extend, situated in the heart of Hatch End just moments from local amenities.

The ground floor comprises an entrance porch and hallway with a guest WC. There is a generous, through lounge / dining room with direct access to the garden, a kitchen / breakfast room with an adjoining utility room, and a study with built-in storage/display units. To the first floor there are two well-appointed double bedrooms with fitted wardrobes, a further bedroom and a modern family bathroom.

There is planning permission in place to extend, full details can be found at [Harrow.gov](http://Harrow.gov) website. reference P/1202/22





Externally this family home benefits from a good size rear garden that is laid to lawn with shrub borders and a patio area, ideal for outdoor dining in the summer months. To the front there is a driveway providing off-street parking for multiple cars.

### **Location**

Situated in the heart of Hatch End, this property is within walking distance to an array of restaurants, shops and other amenities found at Hatch End high street. Pinner Village is also nearby and offers a wider variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is within walking distance at Hatch End station, with the Metropolitan line available at Pinner, both providing links into London. The area is well served by local primary and secondary schooling with Grimsdyke School within walking distance. There are also a number of children's play areas and recreational facilities close by.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

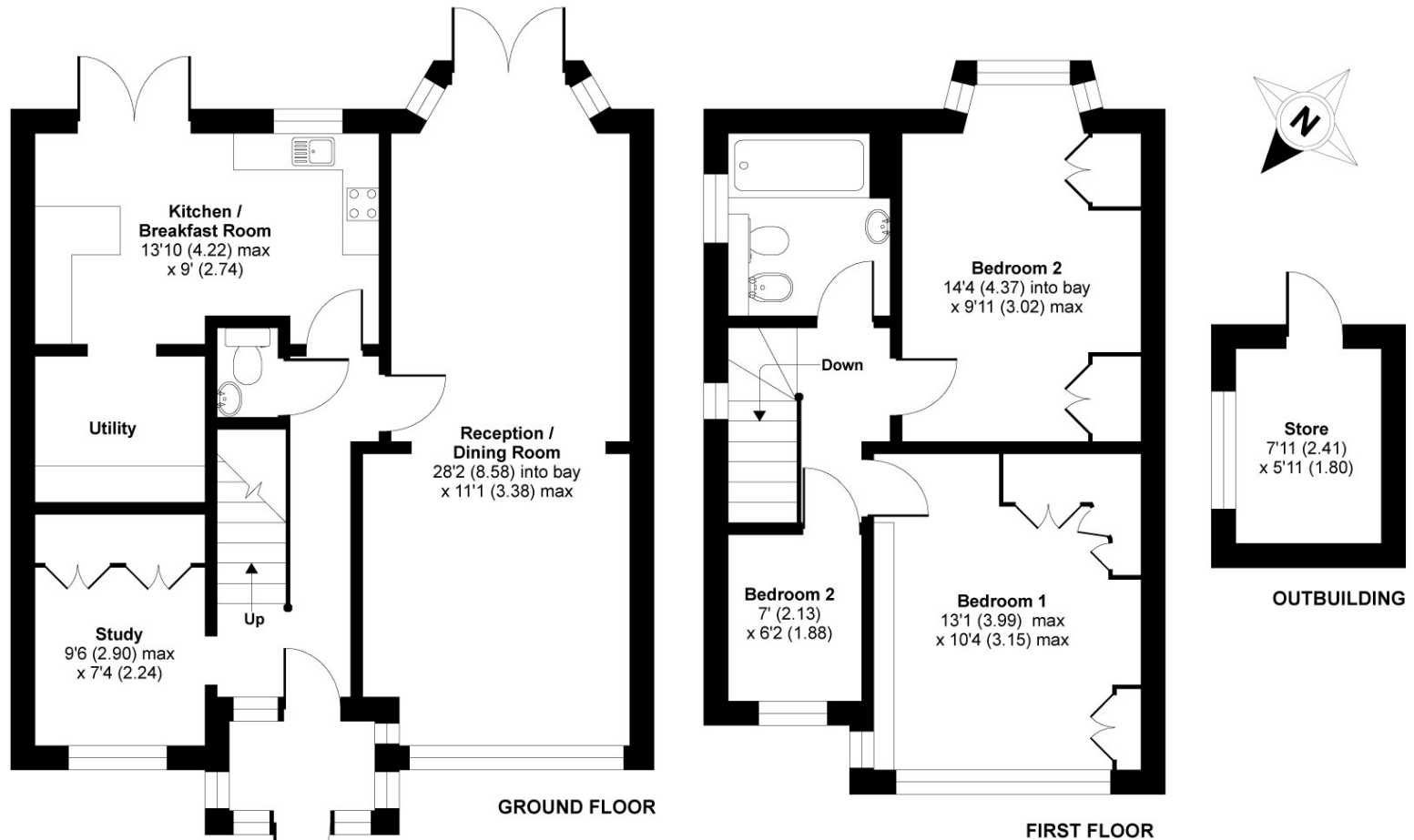
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band TBC



APPROX. GROSS INTERNAL FLOOR AREA 1082 SQ FT 100.5 SQ METRES (EXCLUDES STORE)



'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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