



AN ATTRACTIVE THREE BEDROOM FAMILY HOME IN A DESIRABLE LOCATION

Westbury Lodge Close, Pinner, HA5 3FG

ROBSONS

**ENTRANCE HALLWAY • GROUND FLOOR
SHOWER ROOM & WC • TWO RECEPTION
ROOMS • KITCHEN • UTILITY ROOM •
UNDERFLOOR HEATING TO THE GROUND
FLOOR • MASTER BEDROOM WITH EN-SUITE
• TWO FURTHER BEDROOMS • FAMILY
BATHROOM • ATTRACTIVE REAR GARDEN •
OFF-STREET PARKING**

Description

A bright and beautifully presented three bedroom, three bathroom residence offering modern, well-appointed interiors across three floors, situated just moments from Pinner high street, the Metropolitan Line Station and West Lodge Primary School, perfect for families.

The ground floor comprises an entrance hallway with a generous cloak cupboard and stairs to the first floor. There is a fantastic living / dining / family room that is perfect for families and entertaining, with full-width sliding doors opening out to the garden and small kitchenette for convenience. A modern guest WC and shower room complete the ground floor along with a useful utility room.

The first floor hosts a second reception room that is currently utilised as the main lounge / diner with a well-equipped, adjoining kitchen.





To the second floor there is a master bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms and a three-piece family bathroom. There is the added benefit of two skylights to the second floor that fill the floor with natural light.

Externally this delightful home offers an attractive rear garden that is part lawn and part patio, with a driveway to the front allowing off-street parking.

Location

Situated off Chapel Lane just moments from Pinner High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport facilities in the area including the Metropolitan Line at Pinner station and numerous local bus routes. The area is well served by local primary and secondary schooling (catchment for West Lodge Primary School), children's parks / play areas, and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

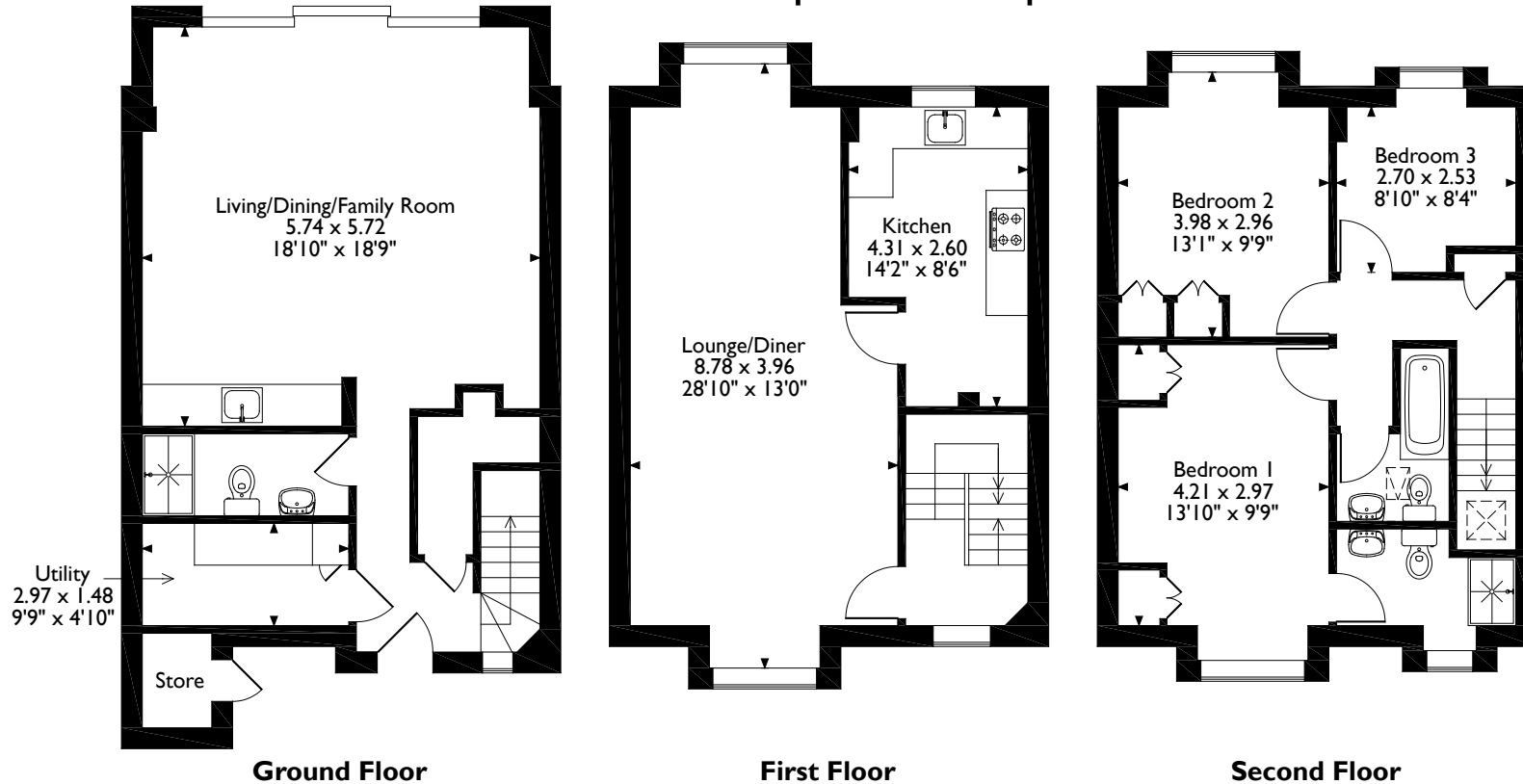
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band C



Westbury Lodge Close, Pinner
 Approximate Gross Internal Area
 Main House = 140 Sq M/1506 Sq Ft
 Store = 1 Sq M/11 Sq Ft
 Total = 141 Sq M/1517 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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