



**AN EXTENDED 3 BEDROOM HOME WITH SCOPE TO FURTHER EXTEND (STPP)**

Tolcarne Drive, Pinner, HA5 2DW

**ROBSONS**



# A THREE BEDROOM HOME WITH SCOPE TO FURTHER TO EXTEND STPP

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**ENTRANCE PORCH • GUEST WC • LOUNGE  
• KITCHEN/DINING/FAMILY ROOM •  
UTILITY ROOM • THREE BEDROOMS •  
TWO BATHROOMS (ONE EN-SUITE) • LOW  
MAINTENANCE GARDEN • OFF-STREET  
PARKING • GARAGE • FURTHER SCOPE TO  
EXTEND (STPP)**

## Description

A modern three bedroom, two bathroom, extended family home situated close Northwood Hills amenities, as well as being within easy reach of Pinner high street.

The ground floor comprises an entrance porch with a guest WC, a generous lounge that features a built-in entertainment unit providing useful storage space, and an open-plan kitchen / dining / family room set to the rear, overlooking the garden. The kitchen offers modern fitted units with integrated appliances and plenty of storage space, with the dining/ family area featuring three skylights that flood the room with natural light, and bi-folding doors opening out to the garden. Completing the ground floor is a utility room.







To the first floor there is a double bedroom benefiting from fitted wardrobes and an en-suite shower room, two further bedrooms and a family bathroom.

Externally this property boasts a low maintenance rear garden that is laid with Astro Turf, with a decking area. To the front there is a driveway allowing off-street parking and a garage.

### **Location**

Located off Chamberlain Way just a short distance from Northwood Hills high street and a range of shops, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport facilities close by with the Metropolitan Line available at Northwood Hills station, as well as numerous local bus routes. Alternatively, Eastcote and Pinner high streets are just a short distance away. The area is well served by primary and secondary schooling, children's play areas and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

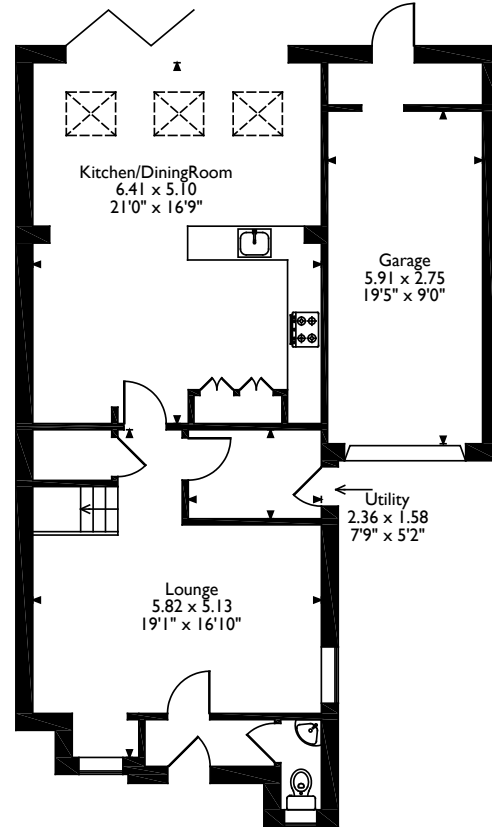
Local Authority: London Borough of Hillingdon

Council Tax: Band F

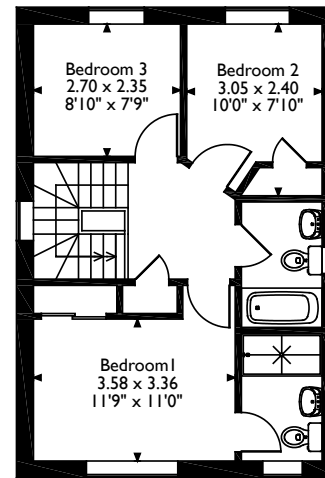
Energy Efficiency Rating: Band C



Tolcarne Drive, Pinner  
 Approximate Gross Internal Area  
 Main House = 104 Sq M/1120 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 123 Sq M/1325 Sq Ft



**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.



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