



## A RECENTLY REFURBISHED FOUR BEDROOM EXTENDED FAMILY HOME

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Hill Road, Pinner, HA5 1LE

**ROBSONS**

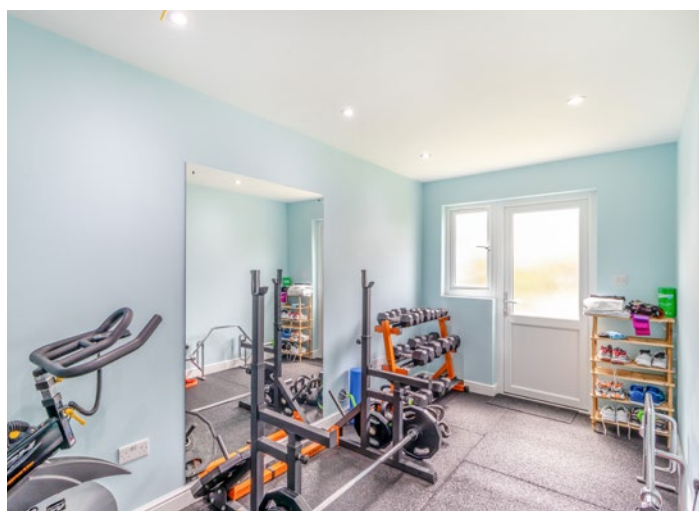
**ENTRANCE PORCH & HALLWAY • TWO RECEPTION ROOMS • MODERN KITCHEN / DINING ROOM • UTILITY • GUEST WC • PRINCIPAL BEDROOM WITH EN-SUITE • THREE FURTHER BEDROOMS • FAMILY BATHROOM • SEPARATE WC • GARDEN • OUTBUILDING**

### Description

An extended four bedroom, two bathroom family home that has been recently refurbished throughout, situated within easy reach of local high streets, schools and excellent transport facilities.

The ground floor comprises an entrance porch and hallway, a front aspect lounge, a further reception room currently utilised as a study, and an open-plan kitchen / dining room. The kitchen offers neutral, modern units providing plenty of storage space, a generous kitchen island with a 'butler sink' and room for a family dining table & chairs. Sliding doors opening out to the garden and a large skylight flood the room with natural light. Completing the ground floor is a well-equipped utility and a guest cloakroom.

To the first floor there are two good-size double bedrooms, a further bedroom and family bathroom with a separate WC. The second floor hosts the principal bedroom that benefits from an en-suite shower room and access to eaves storage space.





Externally this home has a private rear garden that is part lawn and part patio, with an outbuilding to the rear accommodating two separate multi-use rooms. To the front of the property there is a driveway allowing off-street parking for one car.

### **Location**

Located off Cannon Lane, this property is just a short distance from Eastcote, Pinner and Rayners Lane high streets which all offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters there are excellent transport links within the area including the Metropolitan and Piccadilly Lines at nearby Eastcote and Rayners Lane stations, the Metropolitan Line at Pinner station and numerous local bus routes.

The area is well served by primary and secondary schooling with Cannon Lane Primary School just a short walk away. There are also plenty of nearby parks and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

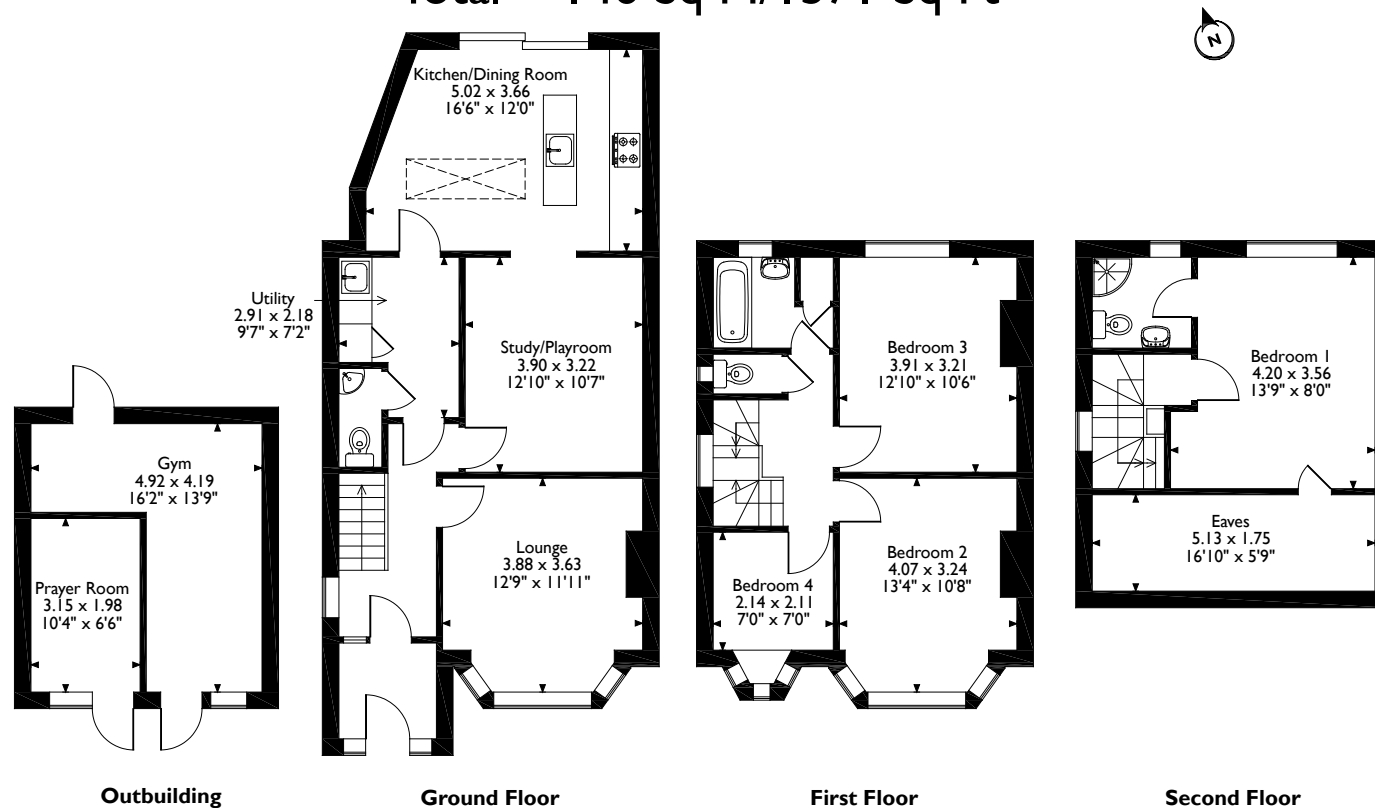
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band C



Hill Road, Pinner  
 Approximate Gross Internal Area  
 Main House = 126 Sq M/1356 Sq Ft  
 Outbuilding = 20 Sq M/215 Sq Ft  
 Total = 146 Sq M/1571 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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