



A MODERN & WELL-PRESENTED THREE BEDROOM FAMILY HOME

Hillcroft Avenue, Pinner, HA5 5AW

ROBSONS

**ENTRANCE PORCH & HALLWAY • GUEST WC
• LOUNGE • OPEN-PLAN KITCHEN/DINING
ROOM • THREE BEDROOMS • LUXURY FAMILY
BATHROOM • SIZEABLE REAR GARDEN • OFF-
STREET PARKING • GARAGE TO REAR • SCOPE
TO EXTEND (STPP)**

Description

A modern three bedroom, semi-detached home offering a sizeable rear garden, off-street parking and a garage to the rear, with scope to extend (STPP), perfect for the growing family.

The ground floor comprises an entrance porch and hallway with stairs to the first floor and under stair storage. There is a good-size, front aspect lounge with a large bay window and a feature fire place, with an open-plan kitchen / dining room to the rear overlooking the garden. The kitchen offers bespoke, fitted units with integrated appliances, a kitchen island/breakfast bar and plenty of room for a family dining table & chairs. To the first floor there are two well-appointed double bedrooms that benefit from fitted wardrobes, a further bedroom with a fitted wardrobe, and a luxury, four-piece family bathroom. Externally this family home boasts a sizeable rear garden that is laid to lawn with a patio area. There is a garden shed for storage, as well as access to a private garage that is located to the rear of the property. To the front there is a driveway providing off-street parking for two cars.





Location

Hillcroft Avenue is situated on a peaceful tree-lined road just moments from Pinner, Rayners Lane and North Harrow high streets and a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at Rayners Lane tube station (0.5 miles), which both provide a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling with Longfield and Cannon Lane primary school close by, as well as Pinner High secondary school.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

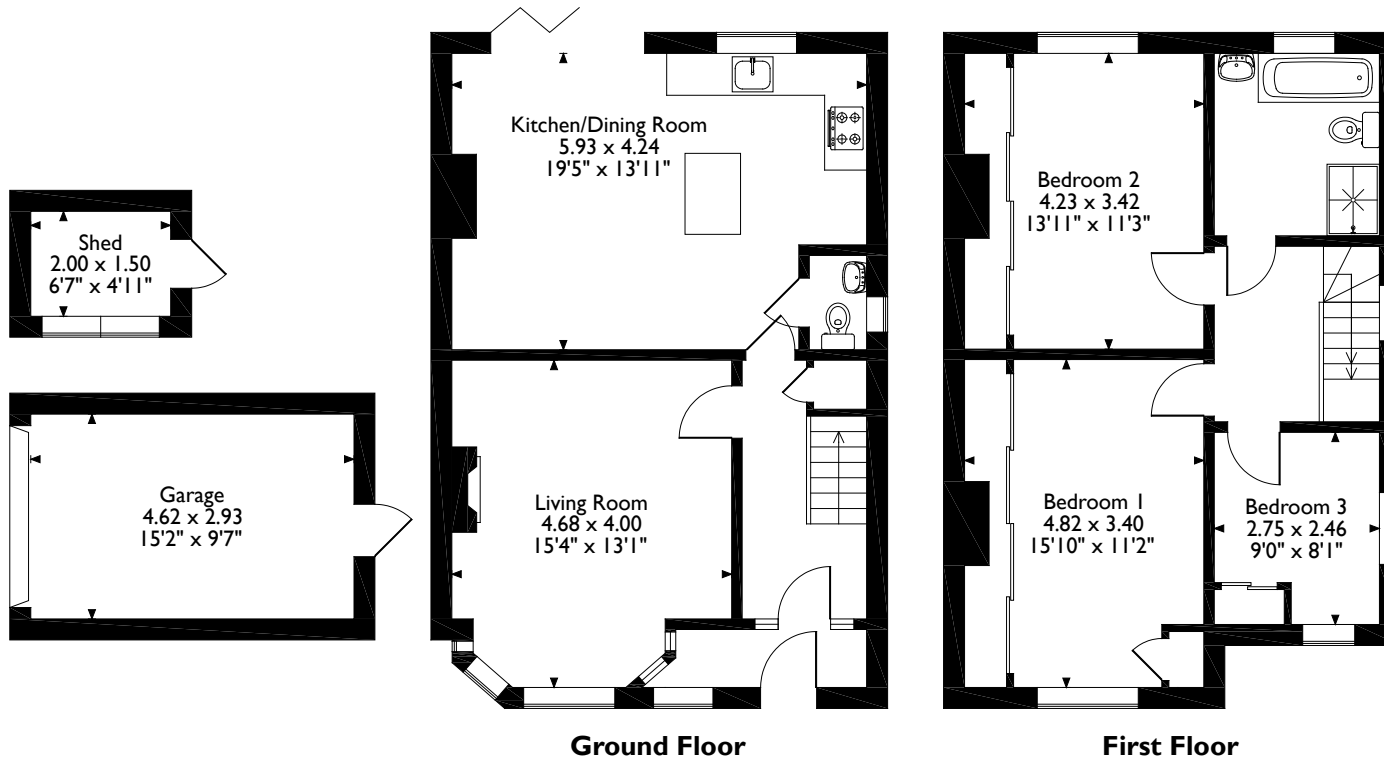
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band D



Hillcroft Avenue, Pinner
Approximate Gross Internal Area
Main House = 105 Sq M/1130 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Outbuilding = 3 Sq M/32 Sq Ft
Total = 122 Sq M/1313 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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