

## A DESIRABLE FOUR BEDROOM FAMILY HOME IN A PRIME LOCATION



High View, Pinner, HA5 3PE

ENTRANCE HALLWAY • GUEST WC / UTILITY • LOUNGE • STUDY • KITCHEN / DINING / SITTING ROOM • PRINCIPAL BEDROOM WITH EN-SUITE • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • LARGE, ATTRACTIVE REAR GARDEN • EXTERNAL WC • OFF-STREET PARKING • GARAGE •

## Description

A bright, spacious and beautifully maintained four-bedroom, detached family home with a substantial rear garden, situated in a prime location close to Pinner's amenities, schools and transport facilities.

The ground floor comprises a generous entrance hall with stairs to the first floor and a guest WC / utility. There is a stunning kitchen/dining/sitting room set to the rear with a large bay window and patio doors filling the room with natural light. The kitchen offers bespoke, neutral units providing ample storage space, with integrated appliances and a Butlers sink. In addition, there is a breakfast bar with a built-in wine rack, plenty of room for a dining table & chairs, and a sitting area overlooking the garden. The family lounge also enjoys views of the garden with direct access out to the patio, and features an exposed brick open fire. Completing the ground floor is a front aspect study.











To the first floor there is a principal bedroom with an ensuite shower room, three further double bedrooms with one benefiting from fitted wardrobes, and a three-piece family bathroom with a free-standing bath tub.

Externally, this fabulous home boasts a substantial rear garden that is beautifully presented, with established shrubs / hedges and a patio area. To the front there is a wellmaintained lawn, a driveway allowing off-street parking for two cars and a garage.

## Location

Situated on a tree-lined road just a short distance from Pinner high street and a great variety of boutique shops, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include the Metropolitan Line at Pinner tube station, the Overground at nearby Hatch End Station, and local bus routes.

The area is well served for primary and secondary schooling with West Lodge Primary School in close proximity, children's parks/playgrounds and recreational facilities.

## **Additional Information**

Guide Price: Price on Application Tenure: Freehold Local Authority: London Borough of Harrow Council Tax: Band G Energy Efficiency Rating: Band TBC









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.



1 High Street, Pinner, Middlesex, HA5 5PJ Tel: 0208 866 8083 Pinner@robsonsweb.com www.robsonsweb.com



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.