



A SOPHISTICATED & MODERN 4 BEDROOM, 2 BATHROOM EXTENDED FAMILY HOME

Birkdale Avenue, Pinner, HA5 5SQ



**ENTRANCE HALLWAY • GUEST CLOAKROOM •
TWO GENEROUS RECEPTION ROOMS • LARGE
KITCHEN / DINER • FOUR DOUBLE BEDROOMS
• TWO MODERN BATH/SHOWER ROOMS •
WELL-PRESENTED REAR GARDEN • OFF-STREET
PARKING • GARAGE •**

Description

A beautifully presented four double bedroom, two bathroom, extended family home offering spacious, modern interiors with an attractive rear garden, perfectly placed for a choice of local high streets, schools and excellent transport links.

The ground floor comprises a welcoming entrance hallway with stairs to the first floor and a guest cloakroom. There is a sophisticated front-aspect lounge with a large bay window and a feature fireplace, a second reception room currently utilised as a sitting/family room, and a contemporary kitchen/diner. The kitchen/diner effortlessly flows on from the second reception room, creating an ideal space for families and entertaining. The bespoke kitchen provides a variety of units with integrated appliances, a breakfast bar and space for a dining table & chairs. There are two skylights that allow plenty of natural light to fill the room, and patio doors opening out to the garden.





To the first floor there are three well-appointed double bedrooms with two benefiting from fitted wardrobes, and a modern family shower room. The second floor hosts a luxury family bathroom and the principal bedroom complete with fitted wardrobes and a snug/study area.

Externally, this superb home boasts a well-presented rear garden that is laid to lawn with a generous patio area, as well as a decking area to the rear. At the front of the property there is a driveway allowing off-street parking and shared access to a private garage.

Location

Ideally positioned for Hatch End, Pinner and North Harrow which all provide a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is available at nearby Pinner and North Harrow stations, with the Overground accessible at both Headstone Lane and Hatch End.

The area is well served by local primary and secondary schooling with Nower Hill School and Pinner Park Primary School close by, children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

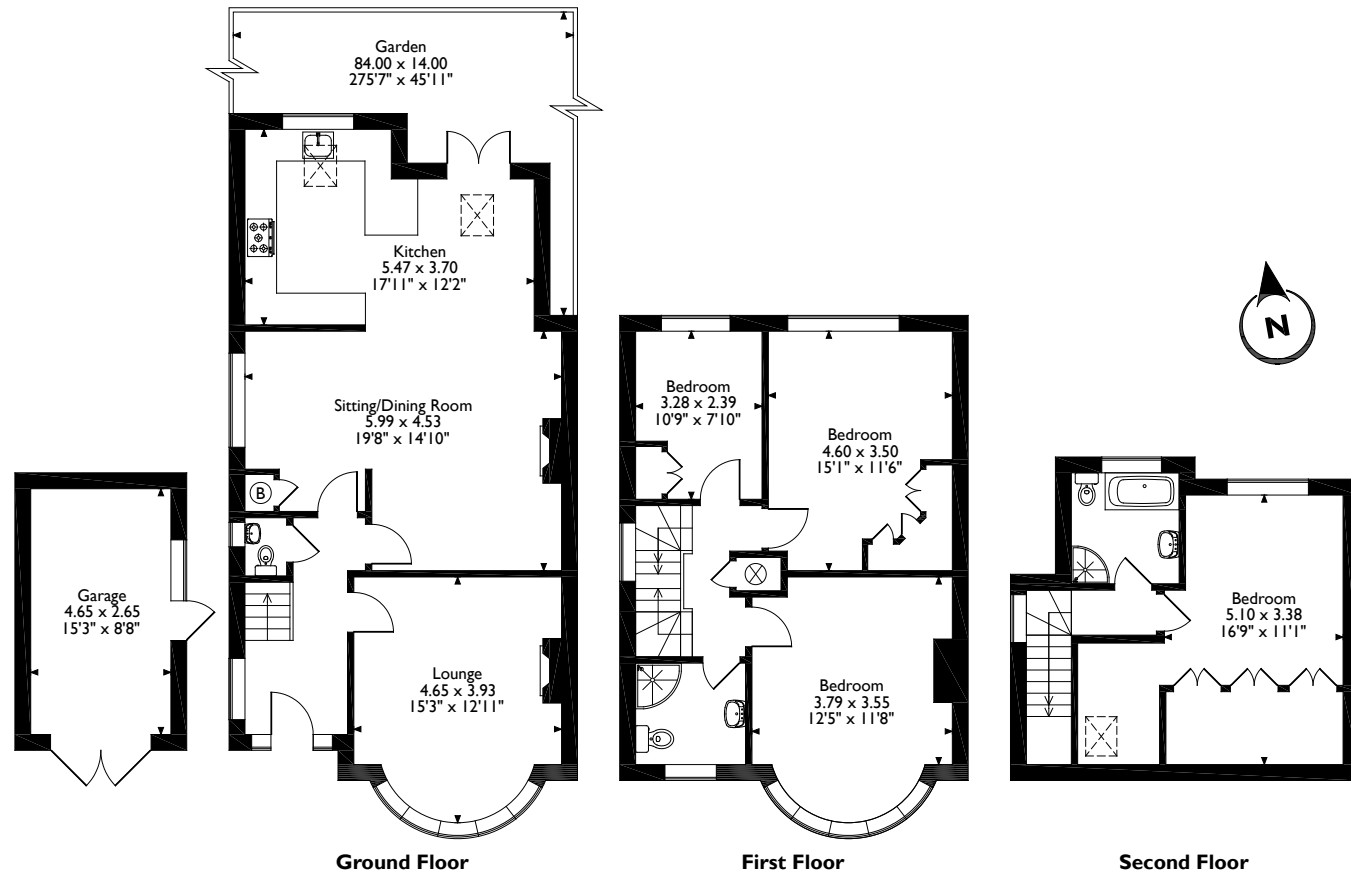
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band D



Birkdale Avenue, Pinner
 Approximate Gross Internal Area
 Main House = 150 Sq M/1615 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 162 Sq M/1744 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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