



A MODERN THREE BEDROOM, TWO BATHROOM HOME IN CENTRAL PINNER

Elm Park Road, Pinner, HA5 3LE



**ENTRANCE HALLWAY • GUEST CLOAKROOM
• TWO RECEPTION ROOMS • UNDERFLOOR
HEATING • KITCHEN • MASTER BEDROOM
WITH LARGE EN-SUITE • TWO FURTHER
DOUBLE BEDROOMS • FAMILY BATHROOM •
ATTRACTIVE REAR GARDEN WITH BAR • OFF-
STREET PARKING • LOFT STORAGE •
POTENTIAL TO EXTEND (STPP) •**

Description

Set within walking distance of Pinner high street and the Metropolitan Line station, this character three-bedroom, two-bathroom, semi-detached home is perfect for those seeking a property in a sought-after and convenient location. This modern home is offered in excellent condition, with an attractive rear garden, off-street parking and scope to extend to the rear and into the loft (STPP).

The ground floor, which has underfloor heating, has recently been refurbished and comprises an entrance hallway with a cloakroom, a modern guest WC and stairs leading to the first floor. There is a front aspect kitchen with integrated appliances, a dining room with side access to the garden, and a full-width lounge with access to the garden and two sets of double doors opening out to the patio area. To the first floor there is a superb master bedroom complete with fitted wardrobes and a large en-suite bathroom with both a shower and a bath tub. Two further double bedrooms with fitted wardrobes, and a three-piece family bathroom complete the first floor.





There is the added benefit of a loft which provides additional storage space and scope for extension (STPP).

Externally, the property boasts an excellent south-facing rear garden stretching over 50' (approx) with a patio area, an outdoor bar, remote control lighting and a garden shed. To the front there is a driveway providing off-street parking and access to the garden via a side gate.

Location

Situated in central Pinner just footsteps from an array of shopping facilities, restaurants, coffee houses and popular supermarkets. Hatch End, Northwood Hills and Eastcote are also close by and offer an alternative choice of amenities. For commuters, Pinner Station provides an excellent service into Central London via the Metropolitan Line, with the Overground available at nearby Hatch End station. There is also easy access to local bus routes, children's playgrounds and local parks / playing fields.

The area is well served by primary and secondary schooling with the property being within the catchment area of West Lodge Primary School and Pinner Wood School (both rated OFSTED outstanding)

Additional Information

Tenure: Freehold

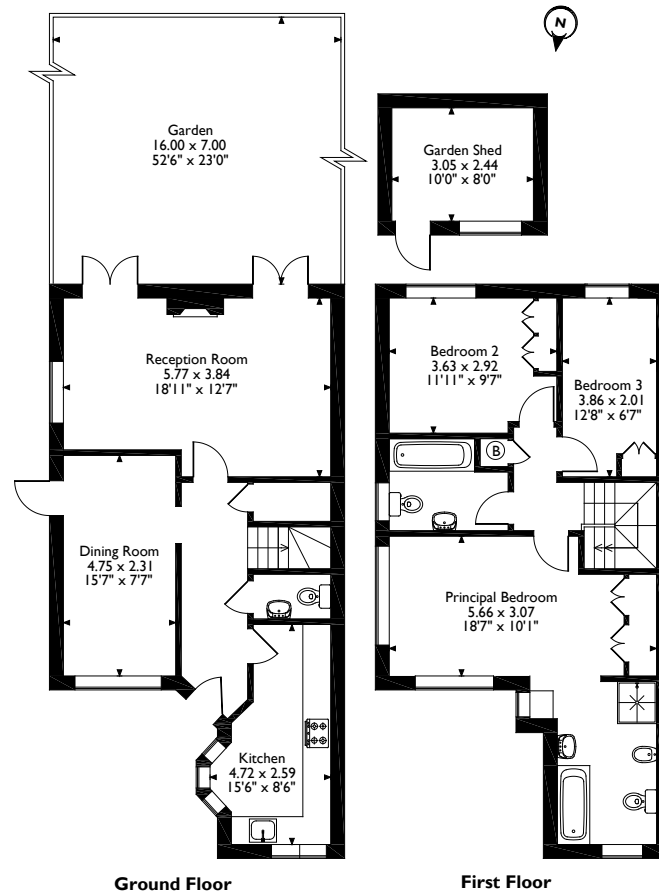
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band D



Elm Park Road, Pinner
 Approximate Gross Internal Area
 Main House = 113 Sq M/1220 Sq Ft
 Garden Shed = 7.44 Sq M/80 Sq Ft
 Total = 120.44 Sq M/1300 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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