



**A CHAIN FREE FIVE BEDROOM, THREE BATHROOM HOME IN A DESIRABLE LOCATION**

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Catlins Lane, Pinner, HA5 2EZ

**ROBSONS**

**ENTRANCE HALLWAY • LARGE LOUNGE / DINING ROOM • KITCHEN / BREAKFAST ROOM • SITTING ROOM • UTILITY ROOM • GUEST WC • GROUND FLOOR BEDROOM WITH EN-SUITE • FOUR FIRST FLOOR BEDROOMS WITH ONE EN-SUITE • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS**

### Description

A well-maintained five bedroom, three bathroom, character residence offering over 1,700 sq. ft of bright and well-appointed interiors, with a sizeable rear garden and off-street parking for multiple cars. The property is positioned in a desirable location, with a choice of local high streets close by, and is available to the market with no onward chain.

The ground floor comprises a welcoming entrance hallway with stairs to the first floor, a large lounge/dining room that is flooded with natural light, and a front-aspect sitting room that provides access to a generous double bedroom with an en-suite. Completing the ground floor is a kitchen / breakfast room with integrated appliances and plenty of storage, with the added benefit of an adjoining utility room and WC.





To the first floor there is a principal bedroom with fitted wardrobes and an en-suite shower room, two good-sized double bedrooms (also with fitted wardrobes), a further bedroom that is currently used as a study, and a four-piece family bathroom.

Externally, this charming home boasts an attractive, south-westerly facing garden that is laid to lawn with shrub borders and a patio area. To the front there is a sizeable driveway allowing off-street parking for multiple cars.

### **Location**

Catlins Lane is conveniently situated close to both Eastcote and Pinner high streets, which both offer a variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is accessible at nearby Eastcote and Pinner underground stations, with a number of local bus routes providing links to the neighbouring areas.

The area is well served by primary and secondary schooling, children's parks/playgrounds and open spaces, including Eastcote House Gardens and Eastcote Cricket Club.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Hillingdon

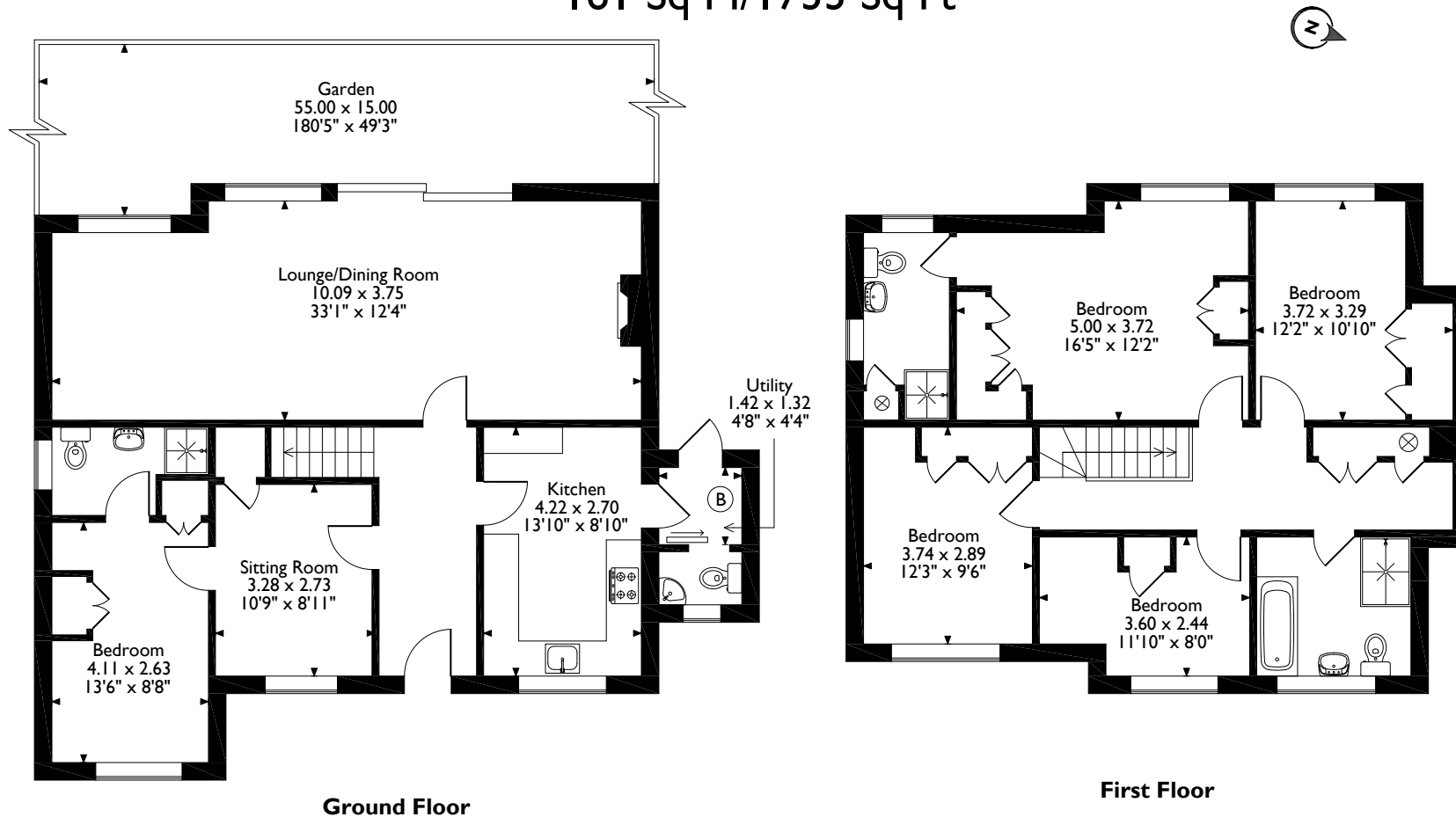
Council Tax: Band F

Energy Efficiency Rating: Band D



# The Cottage, Catlins Lane, Pinner

## Approximate Gross Internal Area 161 Sq M/1733 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.

**ROBSONS**

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