



A BRIGHT & WELL-APPOINTED THREE/FOUR BEDROOM FAMILY HOME

Farmlands, Pinner, HA5 2LN

ROBSONS

A BRIGHT & WELL APPOINTED THREE/ FOUR BEDROOM FAMILY HOME

Farmlands, Pinner, HA5 2LN

**ENTRANCE HALLWAY • GUEST WC • LOUNGE
• KITCHEN/DINING/SITTING ROOM • STUDY
• THREE DOUBLE BEDROOMS • LUXURY
SHOWER ROOM • PRIVATE GARDEN • SUMMER
HOUSE • OFF-STREET PARKING**

Description

A well-appointed three/four bedroom family home offering modern, contemporary living, with a good-sized rear garden and off-street parking, situated close to local amenities, schools and excellent transport links.

The ground floor comprises an entrance hall with a guest cloakroom and two useful store cupboards. Off the hallway is a generous front aspect study (alternatively a fourth bedroom), and a vibrant lounge that leads on through to an impressive kitchen/dining/sitting room. The kitchen features stylish, bespoke units with integrated appliances and ample storage space, with a large U-shaped kitchen island that also works as a breakfast bar. The living / dining area is of good size, and benefits from bi-folding doors that flood the room with natural light.





To the first floor there are three double bedrooms that all benefit from fitted wardrobes, and a luxury family shower room.

Externally, this property offers a private rear garden that is part patio and part lawn, with the added benefit of a summer house. To the front, there is off-street parking via your own driveway.

Location

Farlands is situated off Wiltshire lane, just a short distance from Northwood Hills, Pinner and Eastcote, all of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport links within the area, including the Metropolitan Line at nearby Northwood Hills and Pinner underground stations, the Piccadilly Line (and the Metropolitan Line) at Eastcote Station, and a number of local bus routes.

The area is well served by primary and secondary schooling with the highly regarded Haydon School just moments away, children's parks/play area's and recreational facilities.

Additional Information

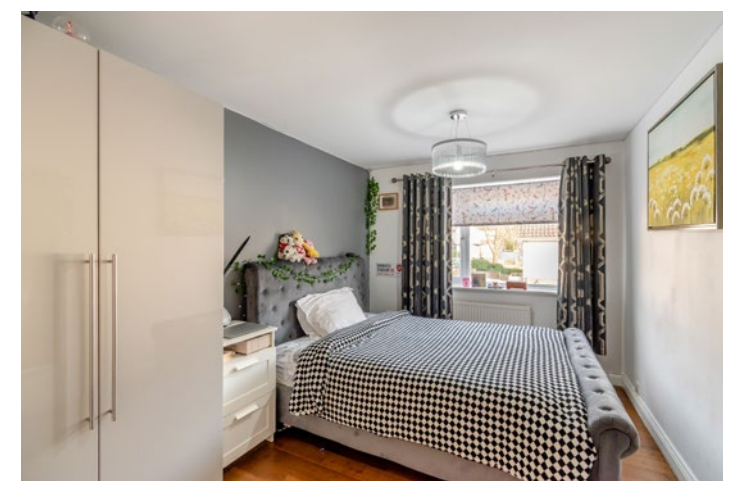
Guide Price: Price on Application

Tenure: Freehold

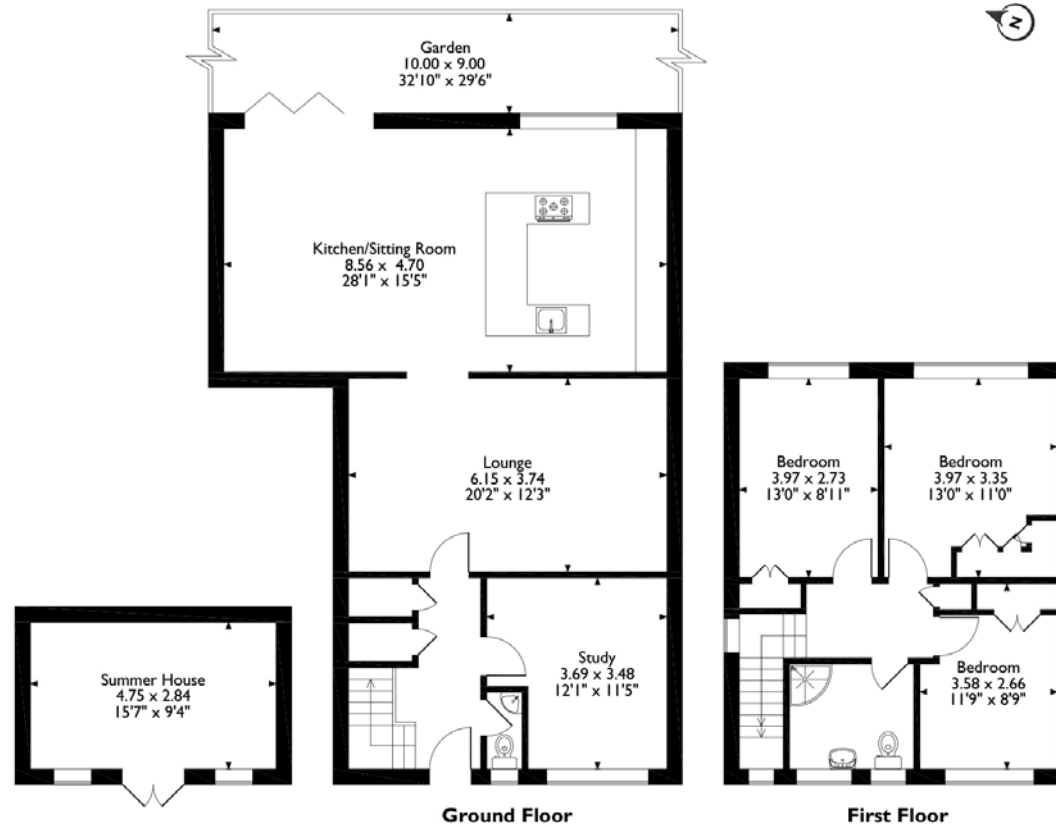
Local Authority: London Borough of Hillingdon

Council Tax: Band D

Energy Efficiency Rating: Band C



Farmlands, Pinner
Approximate Gross Internal Area
Main House = 133 Sq M/1431 Sq Ft
Outbuilding = 13 Sq M/140 Sq Ft
Total = 146 Sq M/1571 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

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

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1