



**A CHAIN FREE TWO/THREE BEDROOM HOME WITH POTENTIAL TO EXTEND (STPP)**

St Ursula Grove, Pinner, HA5 1LN

**ROBSONS**

# A CHAIN FREE TWO/THREE BEDROOM HOME WITH POTENTIAL TO EXTEND (STPP)

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**CHAIN FREE • ENTRANCE HALLWAY • TWO RECEPTION ROOMS • KITCHEN • FOUR-PIECE FAMILY BATHROOM • STUDY/BEDROOM • TWO DOUBLE BEDROOMS • PRIVATE GARDEN • OFF-STREET PARKING • GARAGE • POTENTIAL TO EXTEND (STPP)**

## Description

A two/three bedroom semi-detached home with great potential and scope to extend (STPP), available to the market with no onward chain. This delightful home is perfectly situated for both Pinner and Eastcote's amenities, with easy access to great transport links and local schooling, making it an ideal family home.

The ground floor comprises an entrance hallway with access to two generous reception rooms, a study/bedroom, a rear aspect kitchen and a four-piece family bathroom. The garden is accessible via the kitchen and one of the reception rooms. Stairs lead to the first floor where there are two good-sized double bedrooms, one of which benefits from an en-suite WC.





Externally, this property offers a private rear garden that is mainly laid to lawn, with garden sheds for storage and a garden room. To the front there is a small garden, a driveway with a car port, and a garage.

### **Location**

St Ursula Grove is situated between Cannon Lane and Rosecroft Walk, within equal distance of both Pinner High Street and Eastcote High Street. Both offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Eastcote Station provides the Metropolitan Line and the Piccadilly Line, with Pinner Station also providing the Metropolitan Line. Local bus routes are also easily accessible.

The area is well served by local primary and secondary schooling, including nearby Cannon Lane Primary School, and a number of local parks and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

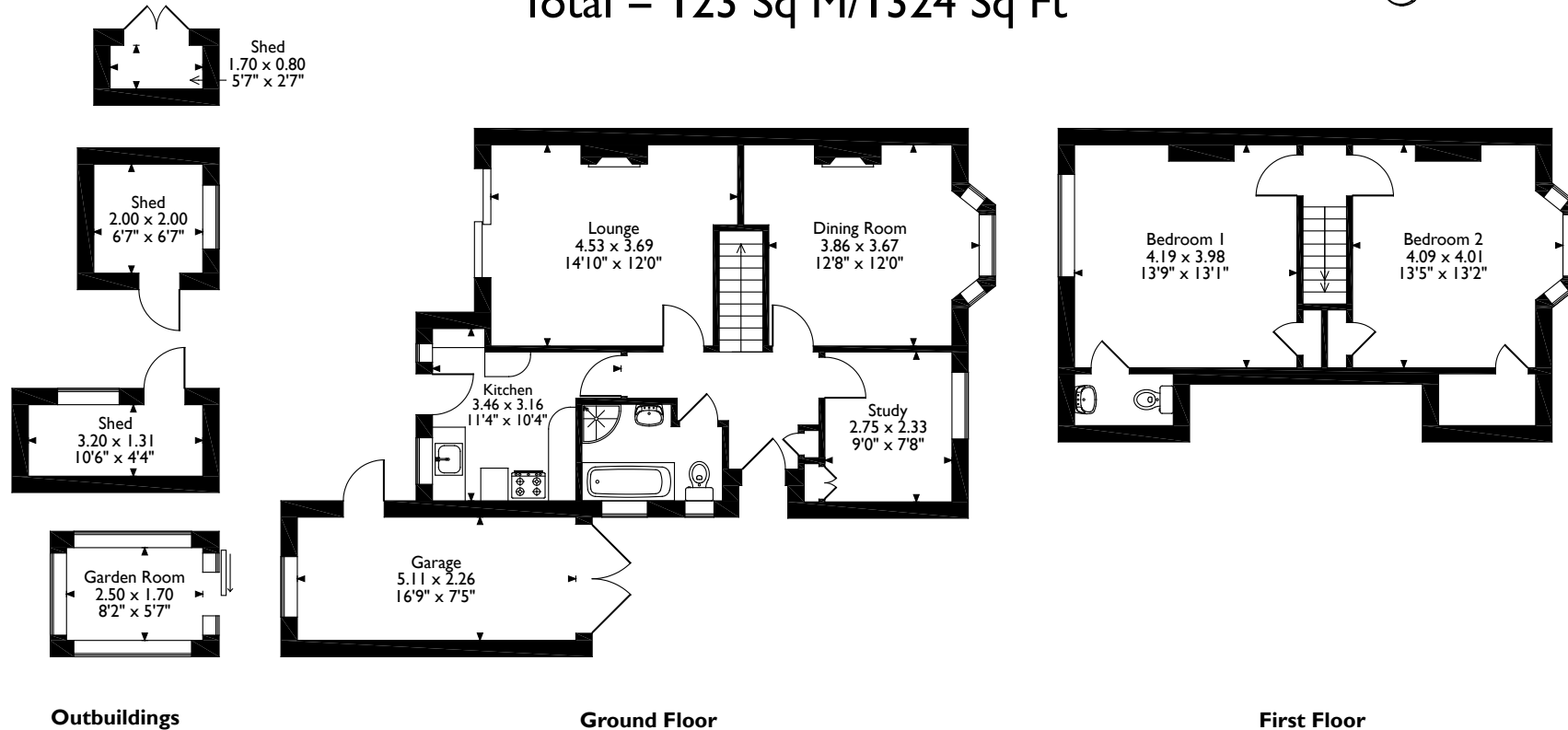
Council Tax: Band E

Energy Efficiency Rating: Band D



# Ursula Grove, Pinner

Approximate Gross Internal Area  
 Main House = 98 Sq M/1055 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Outbuildings = 13 Sq M/140 Sq Ft  
 Total = 123 Sq M/1324 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.



1 High Street, Pinner, Middlesex, HA5 5PJ  
 Tel: 0208 866 8083 Pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

