



A DESIRABLE FOUR BEDROOM, TWO BATHROOM, EXTENDED FAMILY HOME

Lyndhurst Avenue, Pinner, HA5 3UZ

ROBSONS

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**ENTRANCE HALLWAY • DOUBLE LENGTH
RECEPTION ROOMS • KITCHEN / DINING/
SITTING ROOM • GUEST WC • FOUR
BEDROOMS • TWO FAMILY BATHROOMS •
STUNNING REAR GARDEN • OFF-STREET
PARKING • GARAGE/STORAGE**

Description

A bright and well-appointed four-bedroom, two-bathroom semi-detached home, ideally situated for a choice of local schools, including Pinner Wood Primary School and Northwood Secondary School, as well as local amenities and excellent transport links.

The ground floor comprises an entrance hallway with stairs to the first floor and under stair storage. Off the hallway is a double-length reception room, currently set out as a living / dining room, with adjoining doors through to a large kitchen / dining / sitting room. The kitchen features a variety of modern units providing ample storage space, with integrated appliances and a sizeable kitchen island. The dining / sitting area is flooded with natural light, and has two sets of double doors giving access to the garden. Completing the ground floor is a guest WC and store / utility room.





Externally, this property offers a beautifully presented rear garden that is laid to lawn with two patio areas, and is bordered by mature shrubs / hedges that provide a sense of privacy, with the added benefit of two garden sheds for storage. To the front, there is off-street parking available and a small garage for storage.

Location

Lyndhurst Avenue is located off Pinner Hill Road within easy reach of Pinner, Northwood Hills and Hatch End, which all offer a choice of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Northwood Hills Underground Station provides a frequent service into London via the Metropolitan Line, as does Pinner Station, with the Overground available at Hatch End Station just a short distance away.

The area is well served by primary and secondary schooling, with Pinner Wood Primary School a few minutes' walk away, and Northwood Secondary School a short distance away.

Additional Information

Tenure: Freehold

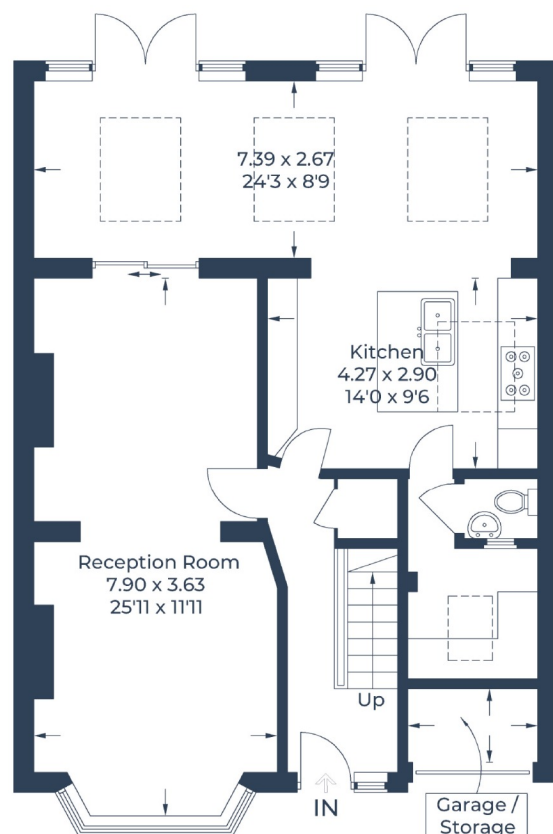
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: D

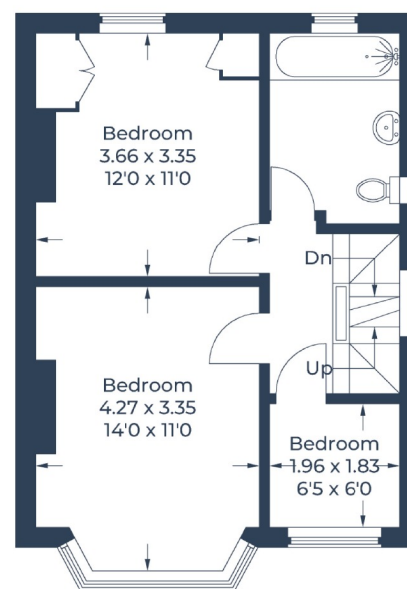


Approximate Gross Internal Area
 Ground Floor = 77.3 sq m / 832 sq ft
 First Floor = 41.8 sq m / 450 sq ft
 Second Floor = 26.9 sq m / 289 sq ft
 Total = 146.0 sq m / 1,571 sq ft

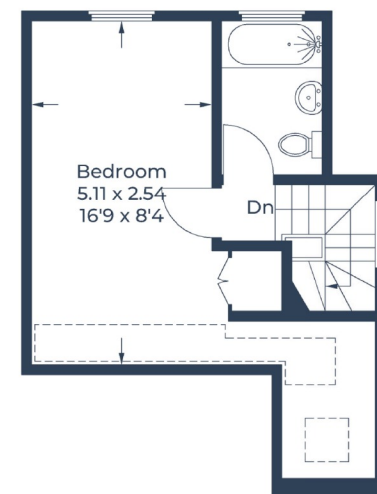


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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