



**AN IMPRESSIVE 4 BEDROOM, 2 BATHROOM HOME IN THE HEART OF PINNER**

Barrow Point Avenue, Pinner, HA5 3HG

**ROBSONS**

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**GENEROUS LOUNGE • KITCHEN/ DINING/  
LIVING ROOM • UTILITY ROOM • FOUR  
BEDROOMS • TWO BATH/SHOWER ROOMS •  
STUNNING REAR GARDEN • OFF-STREET  
PARKING • GARAGE • SCOPE TO EXTEND STPP**

### Description

A desirable four-bedroom, two-bathroom family residence offering in excess of 1,700 sq. ft, with modern interiors and a fantastic rear garden, perfectly placed for Pinner's amenities, schools and excellent transport links. The property has scope to further extend (STPP).

The ground floor comprises a bright, welcoming hallway with stairs to the first floor and under stair storage. There is a generous lounge with a feature fireplace, a modern guest cloakroom and a superb, rear aspect kitchen / dining / sitting room. The kitchen offers a range of modern units that provide ample storage space, with integrated appliances and a large kitchen island. There is plenty of room for a dining area as well as a family/living area, with bi-folds providing access to the garden. Completing the ground floor is a well-equipped utility room.





To the first floor there are three well-appointed double bedrooms with one benefiting from an en-suite, a further bedroom, and a four-piece family bathroom.

This family home boasts a large rear garden that is beautifully maintained, with a manicured lawn and a good-sized patio area. Off-street parking is available to the front of the property via your own driveway, along with a garage.

### **Location**

Barrow Point Avenue is in the heart of Pinner, just moments from the village and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is available at nearby Pinner Station, with easy access to local bus routes. The Overground is also available at Hatch End Station, which is just a short distance away.

The area is well served for primary and secondary schooling, with West Lodge Primary, Grimsdyke Primary and Pinner Wood Primary all within easy reach. There are also a number of children's parks, playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

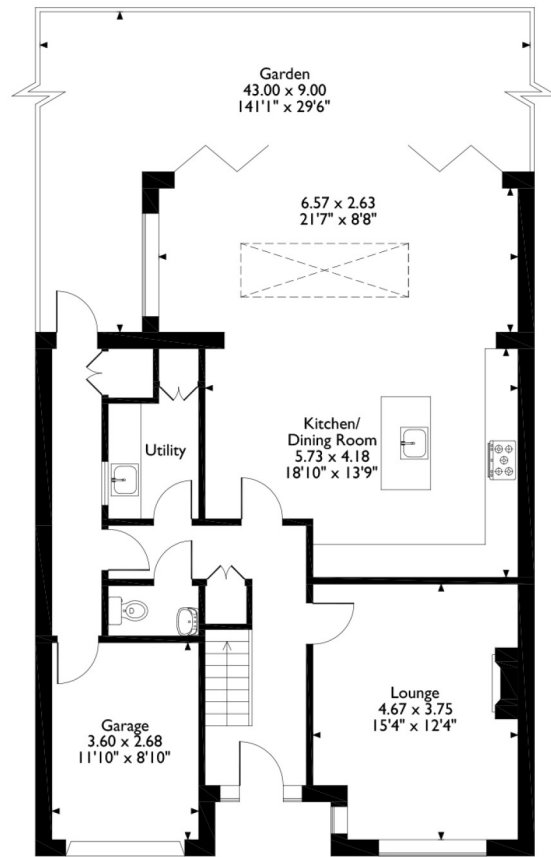
Local Authority: London Borough of Harrow

Council Tax: Band G

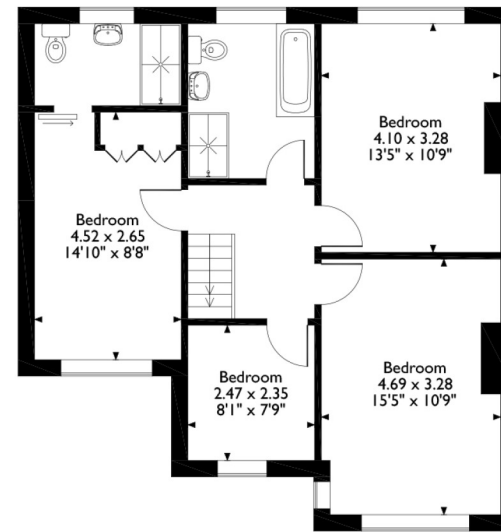
Energy Efficiency Rating: E



Barrow Point Avenue, Pinner  
Approximate Gross Internal Area  
159 Sq M/1711 Sq Ft



**Ground Floor**



**First Floor**

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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