



**A WELL-MAINTAINED THREE/FOUR BEDROOM FAMILY HOME**

Burlington Close, Pinner, HA5 2TP

**ROBSONS**

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**ENTRANCE PORCH • GUEST WC • LARGE RECEPTION ROOM • SPACIOUS KITCHEN / DINER • UTILITY ROOM • STUDY • THREE / FOUR BEDROOMS • TWO BATHROOMS (ONE EN-SUITE) • PRIVATE REAR GARDEN • OFF-STREET PARKING**

### Description

A desirable three / four bedroom family home, with modern interiors, off-street parking and a generous rear garden, ideally situated for local amenities, schools, and excellent transport facilities.

The ground floor comprises an entrance porch with access to a guest WC. The porch leads through to a large reception room with stairs to the first floor and a useful store cupboard. There is a large kitchen / diner with double doors opening out to the garden, a separate study, and a utility room that in turn provides access to an additional bedroom. To the first floor there are two double bedrooms with one boasting an en-suite, a further bedroom and a three-piece family bathroom.





Externally, the property offers a low-maintenance, paved garden with a pond to the rear, and off-street parking to the front via your own driveway.

### **Location**

Burlington Close is situated off Tolcarne Drive, just a short distance from Northwood Hills High Street, as well as being within easy reach of Pinner and Eastcote. For commuters, nearby Northwood Hills Station provides a regular service into London via the Metropolitan Line, with local bus routes easily accessible.

The area is well served by local primary and secondary schooling with Harlyn Primary School close by, children's parks / playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: Band F

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
Ground Floor = 91.2 sq m / 982 sq ft  
First Floor = 40.6 sq m / 437 sq ft  
Total = 131.8 sq m / 1,419 sq ft



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

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