



**A FIVE BEDROOM, THREE BATHROOM FAMILY HOME IN EXCESS OF 2,000 SQ.FT**

Pembroke Avenue, Pinner, HA5 1JP

**ROBSONS**

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**GUEST CLOAKROOM • LIVING ROOM •  
DINING ROOM • WELL-EQUIPPED KITCHEN •  
STUDY • MASTER BEDROOM WITH EN-SUITE •  
FOUR FURTHER BEDROOMS • TWO FAMILY  
BATH/SHOWER ROOMS • GOOD SIZED REAR  
GARDEN • DOUBLE GARAGE & TWO PARKING  
SPACES**

### Description

A well proportioned five-bedroom, three-bathroom modern family home, offering over 2,000 sq. ft across three floors, with the added benefit of a double garage, situated on a desirable road within easy reach of local amenities, schools and excellent transport facilities.

The ground floor comprises a front aspect dining room, an adjoining living room with access to the garden, a well-equipped kitchen with integrated appliances, a study and a guest cloakroom. The master bedroom, complete with a generous en-suite, is located on the first floor, along with two further bedrooms and a family bathroom. The second floor hosts two additional double bedrooms and a family shower room. Four of the five bedrooms also benefit from fitted wardrobes. .







Externally, this property offers a good-sized rear garden that is part lawn and part patio, with a decking area providing the ideal seating area for the summer months. Further benefits include a double garage and two reserved parking spaces.

### **Location**

Pembroke Avenue is tucked away off Cannon Lane, on a peaceful road just a short distance from both Eastcote and Rayners Lane High Streets, with Pinner High Street within easy reach. For commuters, nearby Eastcote and Rayners Lane Underground Stations provide a regular service into London via the Metropolitan Line and the Piccadilly Line. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, children's parks / play areas and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

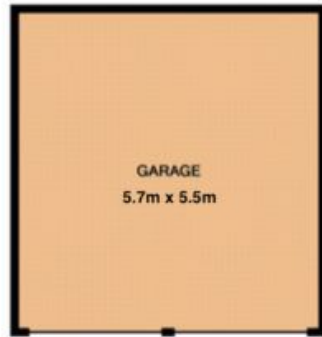
Council Tax Band: G

Energy Efficiency Rating: C

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







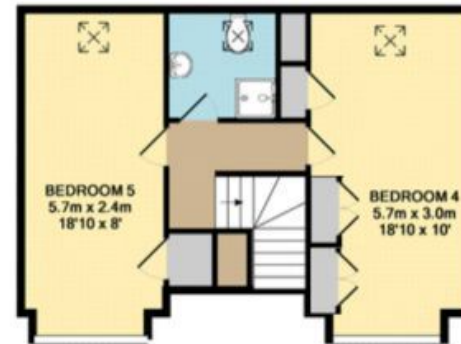
**GARAGE AREA**  
31.35 SQ.M.  
(337.5 SQ.FT.)



**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 90.9 SQ.M.**  
(979 SQ.FT.)



**1ST FLOOR**  
**APPROX FLOOR**  
**AREA 54.7 SQ.M.**  
(589 SQ.FT.)



**2ND FLOOR**  
**APPROX FLOOR**  
**AREA 42.0 SQ.M.**  
(452 SQ. FT.)

**TOTAL APPROX FLOOR AREA 187.7 SQ.M. (2020 SQ.FT.)**



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[www.robsonswb.com](http://www.robsonswb.com)