



**A CHAIN FREE 3 BEDROOM HOME WITH SCOPE TO FURTHER EXTEND (STPP)**

Lyncroft Avenue, Pinner, HA5 1JX

**ROBSONS**



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**NO ONWARD CHAIN • ENTRANCE HALLWAY  
• TWO RECEPTION ROOMS • KITCHEN •  
THREE BEDROOMS • MODERN FAMILY  
BATHROOM • WELL-MAINTAINED GARDEN •  
LOFT ROOM / POTENTIAL FOURTH BEDROOM  
• OFF-STREET PARKING • SCOPE TO FURTHER  
EXTEND (STPP)**

### Description

Available to the market with no onward chain. A three bedroom family home ideally situated a short distance from Pinner's amenities, with a choice of highly regarded primary and secondary schools close by. The property offers scope to further extend (STPP).

The ground floor comprises a bright entrance hallway with stairs to the first floor and under stair storage, a double length reception room with access to the garden, and a galley kitchen. To the first floor there are two double bedrooms, a further bedroom, and a modern family bathroom, with the added benefit of a loft room that has potential to be a fourth bedroom.







Externally, the property features a well-presented rear garden that is laid to lawn with a decking area. Off-street parking is available at the front of the property.

### **Location**

Lyncroft Avenue is located off Eastcote Road, just a short distance from Pinner High Street and a variety of local shops, restaurants, coffee houses and popular supermarkets. Alternatively, Eastcote High Street is also within easy reach. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with Eastcote Station offering both the Metropolitan Line and the Piccadilly Line. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, including Cannon Lane Primary, West Lodge Primary and Pinner High School.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: D

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 = 44.0 sq m / 474 sq ft  
First Floor = 45.4 sq m / 489 sq ft  
Second Floor = 16.5 sq m / 178 sq ft  
Total = 105.9 sq m / 1,141 sq ft

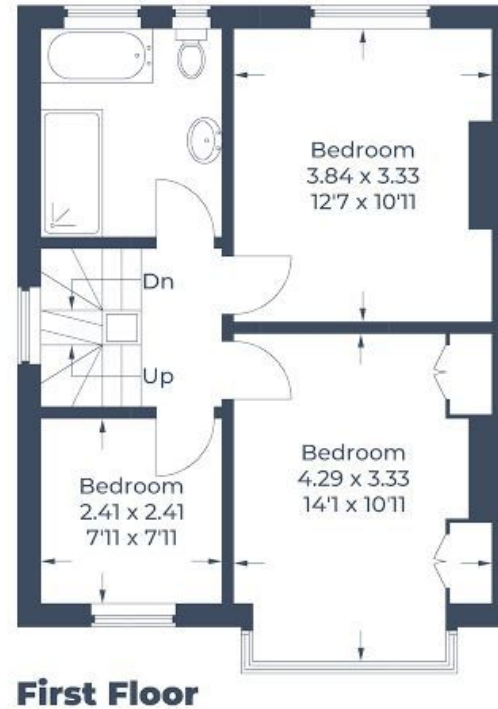
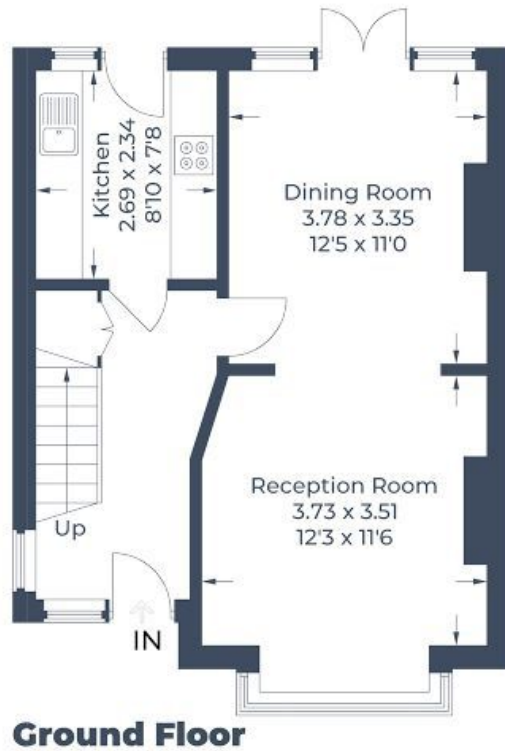


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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