



  
**Andrew Pearce**  
PINNER

ROBINA CLOSE, , HA6 1PS £500,000



## End of Terraced

Charming Freehold Home Perfect for First-Time Buyers or Downsizers

Nestled in a peaceful cul-de-sac, this delightful two-bedroom end-of-terrace house is an ideal choice for first-time buyers or those looking to downsize. With a modern finish throughout, the property features a lovely private rear garden and driveway parking for up to two cars.

Step inside to find a welcoming open-plan living and dining area, complete with sliding doors that lead out to a spacious terrace- perfect for enjoying sunny days and entertaining guests. The convenience of a downstairs guest WC adds to the functionality of this charming home.

Located in the heart of Northwood Hills, you'll benefit from easy access to a variety of shops, restaurants, and excellent transport links, including the Metropolitan Line station, making commutes to Baker Street and The City a breeze. Families will appreciate the proximity to highly regarded local schools, including Northwood School and Harlyn and Hillside Primary Schools.

For leisure enthusiasts, the area offers an array of options such as golf, tennis, and football clubs. Plus, with quick access to the M1, M40, and M25 motorways, you'll find exploring further afield effortless.

Please note: This property is located within the ULEZ zone, so charges may apply if your vehicle does not comply.

Tenure:\*\* Freehold

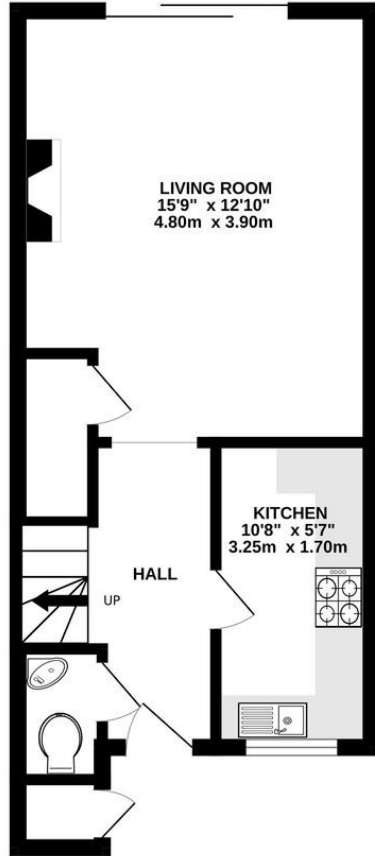
Local Authority: London Borough of Hillingdon

Council Tax:D

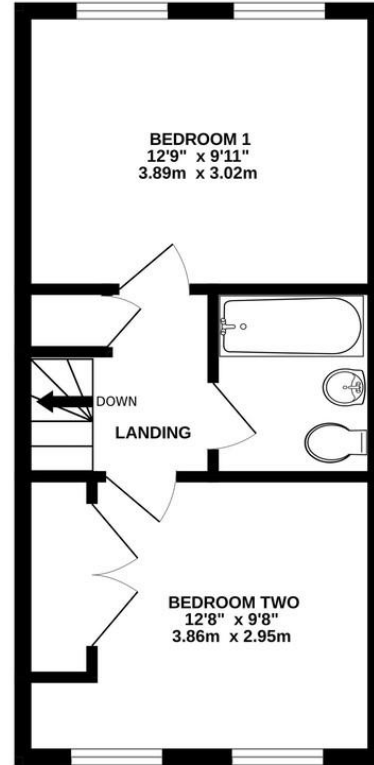
Energy Efficiency Rating: C



GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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