



**A DETACHED CHARACTER RESIDENCE IN EXCESS OF 2,800 SQ.FT OCCUPYING A
GENEROUS PLOT IN A PRIME LOCATION**

West End Avenue, Pinner, HA5 1BN

ROBSONS

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2,806 SQ.FT • LARGE KITCHEN / DINING / LIVING ROOM • TWO ADDITIONAL RECEPTION ROOMS • FIVE BEDROOMS • FOUR BATH/SHOWER ROOMS • ATTRACTIVE GARDENS • OFF-STREET PARKING & GARAGE • SCOPE TO FURTHER EXTEND (STPP)

Description

A beautiful five-bedroom, four-bathroom detached family residence showcasing both character and charm, with modern interiors, attractive front and rear gardens, and off-street parking for multiple cars. With a total of 2,806 sq. ft., the property offers substantial living space across three floors. There is the potential to further expand the accommodation (STPP), with the property enjoying over 5 metres of garden at the side of the plot.

Upon entering the property, you are greeted by a generous entrance hall that is flooded with natural light, which effortlessly flows on through to a fantastic living space comprising a kitchen / dining / living area. The living space is great for families and entertaining, with lovely views of the side and rear gardens, as well as direct access, which is ideal for the summer months. In addition, there is a separate lounge as well as a TV room, with a utility room and shower room completing the ground floor.

To the first floor there are four good-sized bedrooms with one benefiting from a mezzanine which works perfectly as a snug/relaxation area. There is a three-piece family bathroom, a shower room, and a study also on the first floor. The principal bedroom is located on the second floor, complete with fitted wardrobes and a Duravit bath that doubles as a seating bench. The bedroom has full-width floor-to-ceiling sliding doors, allowing you to enjoy picturesque views of the rear garden. Furthermore, there is a wet room with a rainfall shower.













A real feature of this home is its stunning front, rear and side gardens that really come to life in the summer months, with well manicured lawns, shrubs, and a variety of flowerbeds. There is a pergola with a retractable covering within the rear garden, as well as a conservatory, allowing you to enjoy the garden all year round. Off-street parking for multiple cars is available at the front of the property, along with a garage.

Location

West End Avenue is a highly desirable road within walking distance of Pinner High Street and an array of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with there being easy access to local bus routes.

The area is well served by primary and secondary schooling, including the highly regarded West Lodge Primary School, as well as plenty of local parks such as Pinner Memorial Park.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: D

For additional information, please refer to www.robsonswb.com or call us on: 020 8866 8083.



Approximate Gross Internal Area
 Ground Floor = 115.4 sq m / 1,242 sq ft
 First Floor = 77.5 sq m / 834 sq ft
 Second Floor = 47.1 sq m / 507 sq ft
 Outbuilding = 20.7 sq m / 223 sq ft (Including Garage)
 Total = 260.7 sq m / 2,806 sq ft



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