



**A SEMI-DETACHED 3 BEDROOM FAMILY HOME SET WITHIN A QUIET CUL-DE-SAC**

Anglesmede Way, Pinner, HA5 5SS

**ROBSONS**



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**SEMI-DETACHED • THREE BEDROOMS • TWO  
RECEPTION ROOMS • KITCHEN • FAMILY  
BATHROOM • DOWNSTAIRS W/C • PRIVATE  
REAR GARDEN • POTENTIAL TO EXTEND STPP  
• DRIVEWAY PARKING & GARAGE •  
CUL-DE-SAC**

### Description

Situated in a quiet cul-de-sac, this three-bedroom semi-detached family home offers a fantastic opportunity for buyers looking to modernise and make a property their own.

The ground floor comprises an entrance hallway, a spacious living room to the front, a separate dining room overlooking the rear garden and a kitchen. A convenient downstairs w/c completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms, a family bathroom, and a separate w/c.

Externally, the property benefits from a private rear garden which backs onto protected farmland, while to the front, a driveway offers off-street parking and access to the garage.







In need of updating and refurbishment throughout, this property presents an excellent investment or family home opportunity in a desirable residential location.

The property also has the potential to extend to the side of the property, subject to the usual planning permissions and consents.

### **Location**

Anglesmede Way is situated off Anglesmede Crescent, just a short distance from both Pinner and Hatch End high streets, which both offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is accessible at nearby Pinner Station, with the Overground available at either Headstone Lane or Hatch End Station. There is also easy access to local bus routes.

The area is well served by primary and secondary schools, including the highly regarded Nower Hill Secondary School, Pinner Park Primary, Grimsdyke Primary, Pinner Wood Primary and St John Fisher Primary School, all close by.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

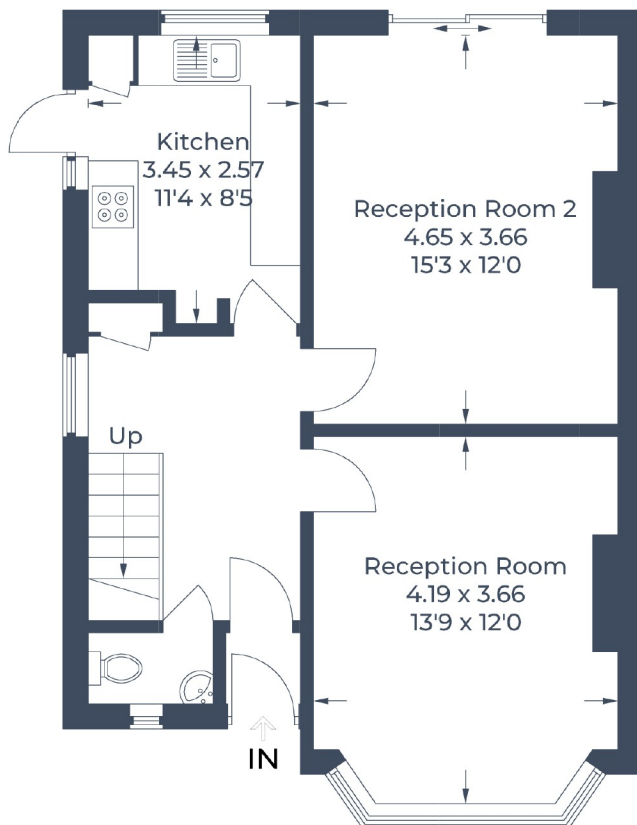
Council Tax Band: E

Energy Efficiency Rating: E

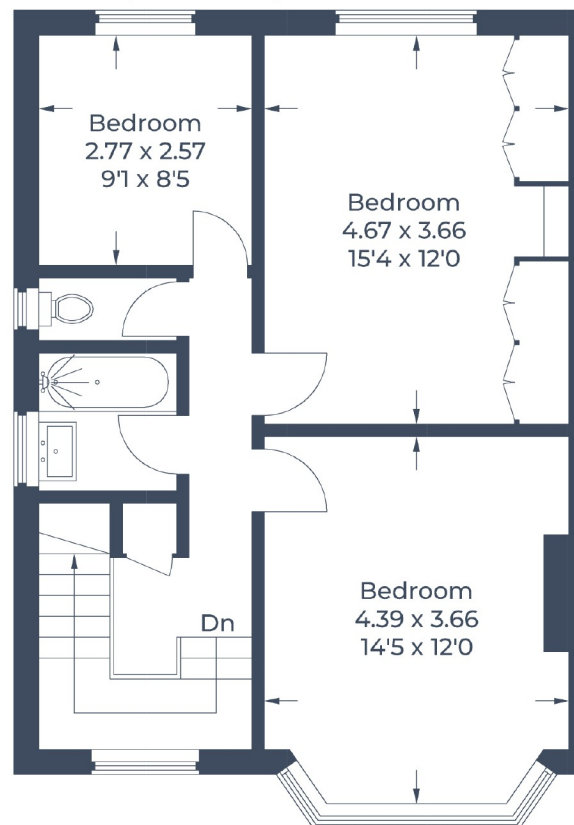
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



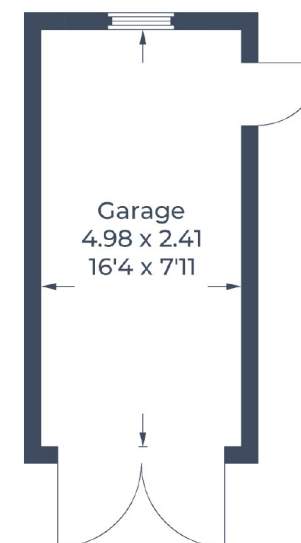
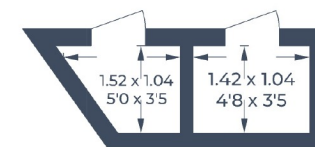
Approximate Gross Internal Area  
 Ground Floor = 55.0 sq m / 592 sq ft  
 First Floor = 56.0 sq m / 603 sq ft  
 Outbuildings = 14.8 sq m / 159 sq ft  
 Total = 125.8 sq m / 1,354 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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

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