

A CHAIN FREE FOUR BEDROOM, TWO BATHROOM FAMILY HOME WITH PLANNING PERMISSION IN PLACE

Rushdene Road, Pinner, HA5 1SW



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NO ONWARD CHAIN • PLANNING APPROVAL
• FOUR BEDROOMS • TWO BATH/SHOWER
ROOMS • LIVING ROOM • KITCHEN/DINER •
CONSERVATORY • GENEROUS REAR GARDEN
• OFF-STREET PARKING • GARAGE

## **Description**

A bright and spacious four-bedroom, two-bathroom semi-detached home, offered to the market with no onward chain, benefiting from a generous rear garden, off-street parking, a garage, and planning approval for a double-storey wrap-around extension and a full dormer extension.

The ground floor comprises an entrance hallway with useful storage and a guest WC. There is a front aspect living room, a modern kitchen / diner with a utility area, and a conservatory. Ideal for additional storage or conversion, the garage is accessible via the utility area and has access to the garden.











To the first floor, there is a principal bedroom with an en-suite shower room, two further bedrooms, and a four-piece family bathroom. The second floor hosts a fourth bedroom with a dressing room/study.

A good-sized rear garden provides plenty of outdoor space for you to enjoy in the warmer months, whilst to the front of the property, there is a driveway and a garage.

## Location

Situated off Bridle Road, this property is conveniently situated close to both Pinner and Eastcote's amenities, including a variety of shops, restaurants, coffee houses and popular supermarkets. For commuters,

Eastcote Underground Station is nearby and offers a regular service into London via the Metropolitan and Piccadilly Lines, with Pinner Station also accessible and a number of local bus routes.

The area is well served by local schooling, including Cannon Lane Primary School and Pinner High School, which are within walking distance. There are plenty of children's parks/playgrounds and recreational facilities close by.

## **Additional Information**

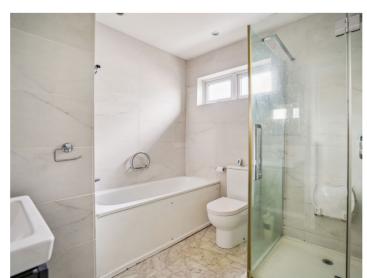
Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: F Energy Efficiency Rating: E

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







Approximate Gross Internal Area Ground Floor = 91.4 sq m / 984 sq ft First Floor = 48.7 sq m / 524 sq ft Second Floor = 18.6 sq m / 200 sq ft Shed = 4.5 sq m / 48 sq ft Total = 163.2 sq m / 1,756 sq ft



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

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