



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

Rushdene Road, Pinner, HA5 1SW

ROBSONS

Rushdene Road, Pinner, HA5 1SW

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.robsonsworld.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.
 © CJ Property Marketing

ROBSONS

1 High Street, Pinner HA5 5PJ
 Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.