



**AN EXTENDED FOUR BEDROOM, TWO BATHROOM FAMILY HOME IN A DESIRABLE LOCATION**

Wakehams Hill, Pinner, HA5 3BQ

**ROBSONS**



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**DESIRABLE LOCATION • EXTENDED • FOUR BEDROOMS • TWO SHOWER ROOMS • LIVING / DINING ROOM • KITCHEN / BREAKFAST ROOM • GUEST CLOAKROOM • REAR GARDEN • TWO GARAGES AT REAR**

### Description

Situated in the heart of Pinner Village, just a short distance from Pinner's amenities and transport facilities, is this well-presented four-bedroom, two-bathroom extended family home. The property has been thoughtfully extended to create comfortable living across three floors, with the added benefit of a generous rear garden and two garages at the rear.

The ground floor comprises an entrance hallway with a guest cloakroom, a generous living / dining area, and a kitchen/breakfast room with access to the garden. The kitchen features modern units with plenty of storage space and integrated appliances, with a breakfast bar and sitting area.







The principal bedroom is located on the first floor, complete with fitted wardrobes and an en-suite, as well as two further bedrooms and a family bathroom. The second floor hosts a fourth, larger bedroom and access to eaves storage.

A generous rear garden provides plenty of outdoor space to enjoy, with two garages also located at the rear.

### Location

Wakehams Hill is nestled in a tranquil location within Pinner Village, just a short walk from a range of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner Station provides a frequent service into London via the Metropolitan Line, with nearby Hatch End Station providing the Overground service. There is also easy access to a number of local bus routes.

The area is well served by primary and secondary schooling, including West Lodge, Pinner Wood, and Grimsdyke Primary Schools.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: TBC

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





Approximate Gross Internal Area  
 Ground Floor = 63.3 sq m / 681 sq ft  
 First Floor = 48.7 sq m / 524 sq ft  
 Second Floor = 43.7 sq m / 470 sq ft  
 (Including Eaves)  
 Garages = 29.6 sq m / 319 sq ft  
 Total = 185.3 sq m / 1,994 sq ft



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