

# A SIZEABLE SIX/SEVEN BEDROOM RESIDENCE IN EXCESS OF 3,000 SQ.FT



Albury Drive, Pinner, HA5 3RN

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ENTRANCE PORCH & HALLWAY • GUEST CLOAKROOM WITH SHOWER • THREE/FOUR RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • SIX/SEVEN BEDROOMS • FIVE BATH/ SHOWER ROOMS • STUDY • PRIVATE GARDEN • OFF-STREET PARKING •

### Description

A fantastic six/seven bedroom, three reception, family residence offering spacious living accommodation in excess of 3,000 sq.ft across a versatile floorplan, perfect for families. This delightful home is set within easy reach of Northwood Hills, Pinner and Hatch End, offering a most convenient lifestyle.

The ground floor comprises an entrance porch and hallway with stairs to the first floor. Off the hallway is a large reception hall that is currently utilised as a dining room and allows access to a large reception room, a study, a lounge/guest bedroom, and a four-piece bathroom. Completing the ground floor is a modern-fitted kitchen / breakfast room offering a range of base and eye level units with an integrated double oven, ample storage space and access to the garden.











To the first floor is a small landing leading to the master bedroom and a modern shower room, with a large study area off the hallway allowing access to two further bedrooms with one boasting an en-suite. All three bedrooms benefit from fitted wardrobes. The second floor hosts three further double bedrooms and a family bathroom.

Externally this property features a private rear garden that is laid to lawn, with a driveway to the front providing off-street parking.

#### Location

Albury Drive is located on a peaceful, tree-lined road just moments from both Hatch End and Pinner's amenities. Hatch End and Pinner offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station and the Overground at Hatch End rail station, both providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

#### **Additional Information**

Guide Price: Price on Application Tenure: Freehold Local Authority: London Borough of Harrow Council Tax: Band F Energy Efficiency Rating: Band TBC





#### Albury Drive, Pinner Approximate Gross Internal Area 284 Sq M/3057 Sq Ft (z) Ö Bedroom $\overline{\mathbb{O}}$ Bedroom 4.39 x 4.18 Bedroom Lounge/Bedroom 4.40 x 4.22 4.41 x 4.22 Study 3.95 x 3.30 14'5" x 13'9" Garden 3.95 x 3.30 14'6" x 13'10" 15.00 x 12.00 13'10" x 10'10" 14'5" x 13'10" 13'0" x 10'10" 49'3" x 39'4" Bedroom 4.46 x 3.31 14'8" x 10'10" Study 5.89 x 2.65 Dining Room 19'4" x 8'8" 7.15 x 2.63 23'5" x 8'8" Bedroom Bedroom 6.98 x 3.88 5.39 x 4.85 22'11" x 12'9' Lounge 6.96 x 3.88 |7'8" x |5'||" Kitchen 22'10" x 12'9" 6.64 x 4.86 21'9" x 15'11" \*\* \*\* Ground Floor **First Floor** Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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