



## **FABULOUS FOUR BEDROOM EXTENDED FAMILY HOME WITH STUDY/OFFICE**

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Hillcroft Avenue, Pinner, Middlesex, HA5 5AL

**ROBSONS**



# FABULOUS FOUR BEDROOM, TWO BATHROOM, EXTENDED FAMILY HOME

HILLCROFT AVENUE, PINNER, HA5 5AL

**RECEPTION ROOM • LARGE LOUNGE •  
MODERN KITCHEN/DINING ROOM • STUDY  
• GUEST CLOAKROOM • FOUR BEDROOMS •  
FAMILY BATHROOM • DRIVEWAY • SOUTHERLY  
FACING REAR GARDEN • GARDEN OFFICE •**

## Description

This lovely four bedroom, two bathroom, semi-detached property, with downstairs office/study, has been extended to create a fabulous family home.

The property has a welcoming entrance hall, a front aspect reception room and a delightful spacious kitchen which flows to a dining area that overlooks the garden. The superb modern kitchen has ample base and wall units together with integrated appliances.

The ground floor is completed by a large through lounge with patio doors to the garden, a study and a ground floor shower room.







To the first floor there are four bedrooms and a family bathroom with a bath as well as a shower cubicle.

To the front there is a driveway providing off-street parking and side access to the attractive, southerly facing, rear garden, that is mainly laid to lawn with a decked patio area, ideal for alfresco dining. The property has the added benefit of a garden office.

### Location

Hillcroft Avenue is a peaceful tree-lined road just moments from Pinner, Rayners Lane and North Harrow, all of which offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at Rayners Lane tube station (0.5 miles), both provide a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling with Longfield and Cannon Lane primary school close by, as well as Pinner High secondary school.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band D



Hillcroft Avenue, Pinner  
 Approximate Gross Internal Area  
 Main House = 152 Sq M/1636 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 164 Sq M/1765 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative

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