



AN EXTENDED 5 BEDROOM, 3 BATHROOM FAMILY HOME IN EXCESS OF 2,300 SQ. FT.

Greystoke Avenue, Pinner, HA5 5SL

ROBSONS

ENTRANCE PORCH & HALLWAY • THREE RECEPTION ROOMS • MODERN KITCHEN • UTILITY • GROUND FLOOR SHOWER ROOM & WC • PRINCIPAL BEDROOM WITH EN-SUITE • FOUR FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING • GARAGE • PERMISSION IN PLACE TO FURTHER EXTEND (STPP)

Description

A modern and well-appointed five double bedroom, three bathroom, extended residence offering in excess of 2,300 sq. ft. of comfortable living accommodation, with permission obtained to further extend into the loft, and planning in place for ground floor renovations.

The ground floor comprises an entrance porch and hallway with stairs to the first floor and under stair storage. There is a spacious, through living/dining room with an open fire at one end, and an adjoining family/play room overlooking the rear garden, with double doors opening out to the patio area. Off the family room there is the added benefit of a utility room and a ground floor shower room & WC. Completing the ground floor is a generously sized kitchen featuring both base and eye level units with integrated appliances and plenty of storage space.





To the first floor there are four double bedrooms with one boasting fitted wardrobes, and a modern, three-piece family bathroom. The second floor hosts the principal bedroom, complete with an en-suite shower room and access to eaves storage space.

Externally, this fantastic home has a well-presented rear garden that is part lawn and part patio. The garden backs onto Pinner Park Farm which gives the garden a sense of privacy and exclusion from being overlooked. To the front of the property there is a driveway allowing off-street parking, a garage and side access to the garden.

Location

Greystoke Avenue is situated off George V Avenue and is perfectly positioned for Hatch End, Pinner and North Harrow, all of which offer a variety of shopping facilities, coffee houses, restaurants and popular supermarkets. For commuters, the Metropolitan Line is available at both Pinner and North Harrow stations, with the Overground available at Hatch End or Headstone Lane station. The area is well served by local primary and secondary schooling (Pinner Park, St John Fisher & Nower Hill - OFSTED Outstanding), children's play areas and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow


Council Tax: Band F

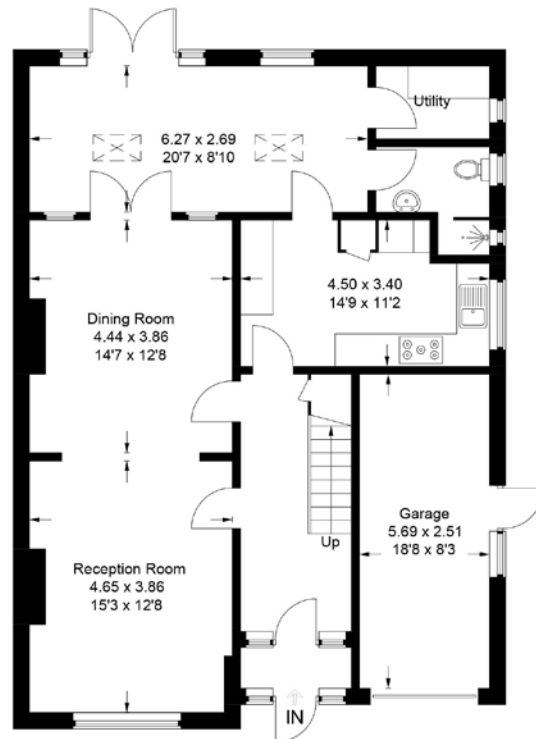
Energy Efficiency Rating: Band C



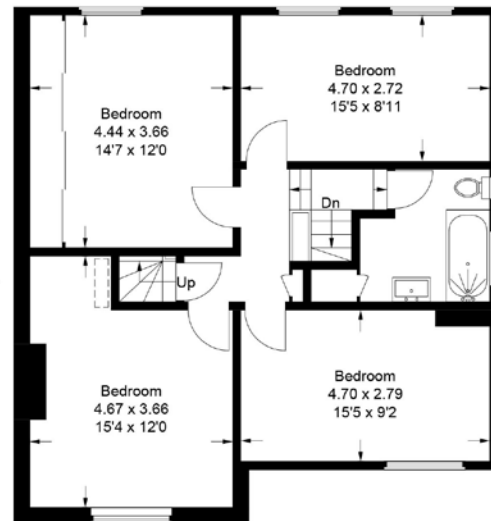
Approximate Gross Internal Area
 Ground Floor = 84.6 sq m / 911 sq ft
 First Floor = 73.3 sq m / 789 sq ft
 Loft Room = 49.5 sq m / 533 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 221.4 sq m / 2,384 sq ft



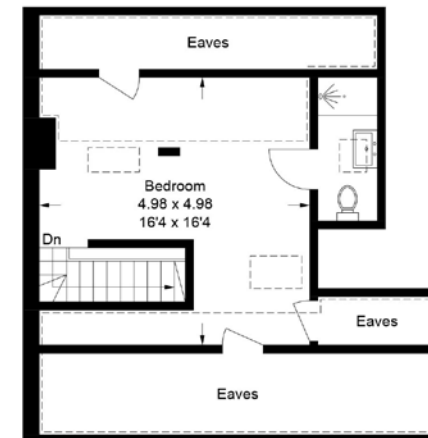
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Loft Room

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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