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**ROBERTSON
PHILLIPS**
Estate Agents



Lyndon Avenue, Pinner

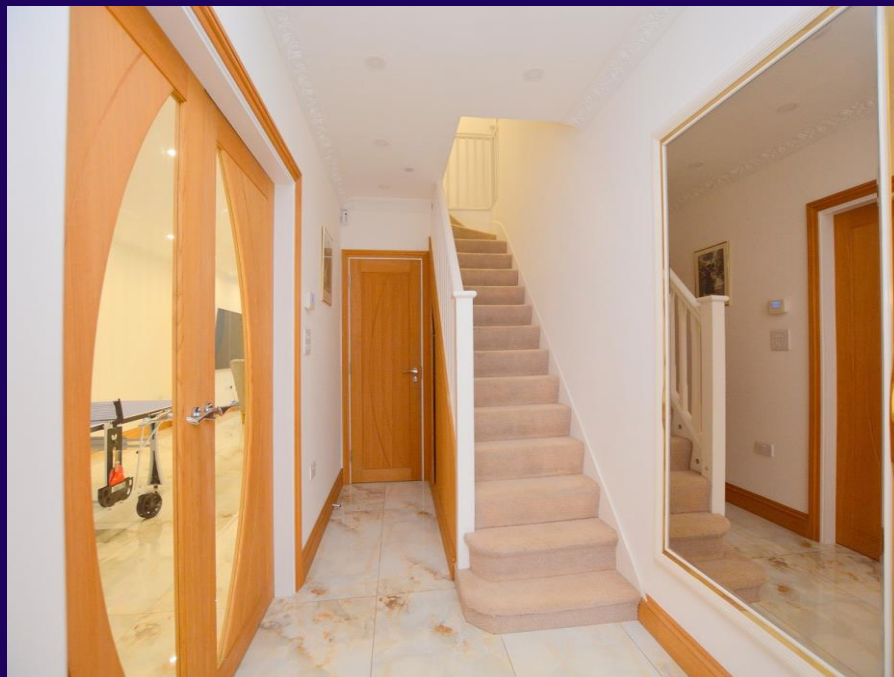
Guide Price £1,175,000



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This extended semi-detached house offers a spacious and comfortable living environment with five bedrooms and three bathrooms, making it the ideal family home. The property has been tastefully extended and modernized to create a comfortable and stylish living space. The heart of the home is the expansive open-plan living/dining space perfect for entertaining and everyday family life. The kitchen is well-appointed with high-quality countertops, and a range of high end appliances. The ground floor also includes a convenient guest cloakroom. Benefits include central heating and double glazing throughout, ensuring year-round comfort and energy efficiency with an EPC Rating C. The ground floor has an open plan living/dining area, separate kitchen and w/c, wet system underfloor heating throughout, porcelain tiles, bi fold doors with integrated blinds and air conditioning. The first floor has four bedrooms and two bathrooms, second floor has a master with en-suite bathroom and Juliet balcony. The rear garden has a patio area, lawn and path leading to a heated garden studio with shower room and w/c. (Ideal for nanny or extended family member) To the front of the property there is off - street parking for three vehicles.



Ground Floor

Hall

Wide entrance hall with storage area, door to kitchen, double doors to lounge and door to cloakroom.

Cloakroom

Small wash hand basin, wc and heated towel rail.

Kitchen 20' 6" x 8' 6" (6.24m x 2.59m)

Fitted with a matching range of base and eye level units with worktop space over, 2 x American fridge/freezers Miele dishwasher, Miele automatic washing machine and Miele tumble dryer, range cooker with Smeg extractor hood, window to front, door to dining area.

Play Room 18' 1" x 10' 7" (5.51m x 3.22m)

This space is currently being used as a play area but can be versatile for many different uses. The space links you to the lounge/diner.



Lounge/diner 17' 0" x 25' 7" (5.18m x 7.79m)
Fantastic entertaining space with Bi-fold doors opening onto the rear garden.

First Floor

Family Bathroom

Fully tiled family bathroom with deep panelled bath, shower over with shower screen and wash hand basin vanity unit.

Bedroom 2 14' 0" x 10' 9" (4.26m x 3.27m)

Spacious double bedroom positioned to the front of the property.

Bedroom 3 9' 3" x 8' 5" (2.82m x 2.56m)

Double bedroom with space for wardrobes.

Bedroom 4 9' 3" x 8' 5" (2.54m x 2.13m)

Small double bedroom currently being used as an office.

Bedroom 5 8' 4" x 7' 5" (2.81m x 2.57m)

Single Bedroom

Landing

Skylight, door to:
Eves Storage

Principle Bedroom 17' 5" x 13' 7" (5.30m x 4.14m)

Principle bedroom with fitted wardrobes, Juliet balcony and en-suite shower room.

En-suite

Window to rear.

Driveway

Block paved with space for three vehicles.

Garden Studio 15' 9" x 14' 4" (4.80m x 4.37m)

Spacious Garden studio with its own shower room and w/c.
Rear Garden

Mainly laid to lawn with paths leading up to the garden studio.

Council Tax Band: E

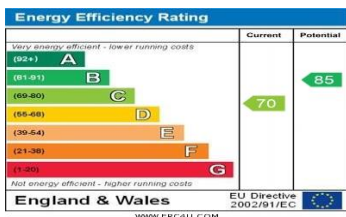
EPC Rating: C

Tenure: Freehold



KEY FEATURES:

- Five Bedrooms ● Two Receptions ● Fitted Kitchen ● En-suite Bathroom Plus three additional ● Close to Grimsdyke School ● Garden Studio



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.