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**ROBERTSON
PHILLIPS**
Estate Agents



Bridle Road, Pinner

£1,100,000



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A beautifully maintained Four Bedroom Detached family home located in an ideal position for both Pinner and Eastcote which offer a selection of shops, fine dining restaurants, sought after schools and transport, including underground stations.

This substantial home comprises welcoming reception hall, downstairs shower/wc, two generous reception rooms, fitted kitchen/breakfast room and utility.

Upstairs are four bright bedrooms and large family bathroom. Features include landscaped garden, carport to side and parking via own drive for several cars. This property offers ample scope for extension. (stpp)



Ground Floor

Entrance Hall

Welcoming entrance hall with obscure window to side, stairs, door to Storage cupboard, door to shower room and wc.

Shower Room

Pedestal wash hand basin and low-level WC.

Storage Cupboard

Sitting Room 16' 8" x 11' 9" (5.08m x 3.58m)

Cosy room with bay window to front.

Lounge/Diner 14' 2" x 11' 9" (4.31m x 3.58m)

Located to the rear of the property with sliding patio doors to garden.



Kitchen/Dining Room 21' 6" x 10' 1" (6.55m x 3.07m)
Fitted with a matching range of base and eye level units, sink with single drainer and mixer tap, integrated fridge, freezer and dishwasher, oven, electric hob with extractor hood, two windows to side, double glazed sliding doors to garden, door to:

Utility 13' 4" x 4' 1" (4.06m x 1.24m)
Plumbing for washing machine, space for fridge, window to rear, window to side, window to front, door to garden.

First Floor
Landing
Window to side, door to Storage cupboard, door to:

Bathroom
Panelled bath with shower attachment, mixer tap and shower curtain, pedestal wash hand basin and low-level WC, part tiled walls, window to side.

Bedroom 1 16' 9" x 11' 9" (5.10m x 3.58m)
Bright and spacious double with bay window to front.

Bedroom 2 14' 0" x 11' 9" (4.26m x 3.58m)
Generous double overlooking the garden.

Bedroom 3 3.07m (10'1") x 2.96m (9'8")
Window to side and double doors to -

Balcony 10' 1" x 3' 7" (3.07m x 1.09m)
Double doors from bedroom three leading out onto balcony overlooking a beautifully landscaped garden.

Bedroom 4 10' 4" x 10' 1" (3.15m x 3.07m)
Small double bedroom with window to front.

Garden 100' 0" x 0' 0" (30.46m x 0.00m)
Beautiful landscaped garden with a mixture of mature shrubs and perennials, patio area and potting sheds to the rear.

Car port
Up and over door, folding door.

Driveway
Gravelled driveway with parking for multiple vehicles and a mixture of mature shrubs.

Council Tax Band: G
EPC Rating:
Tenure: Freehold

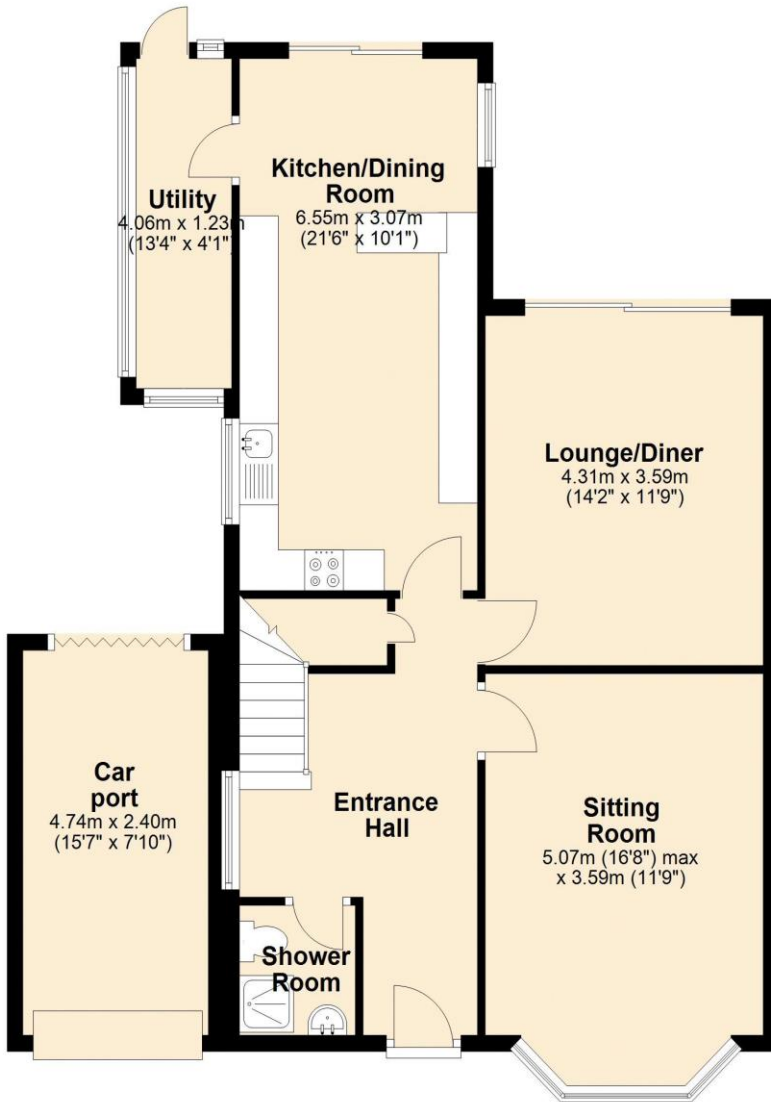


KEY FEATURES:

- Four Bedrooms ● Two Bathrooms ● Fitted Kitchen/Dining Room ● ● Sitting Room ● Lounge/Diner ● Landscaped Garden ● Driveway
- No Onward Chain ●

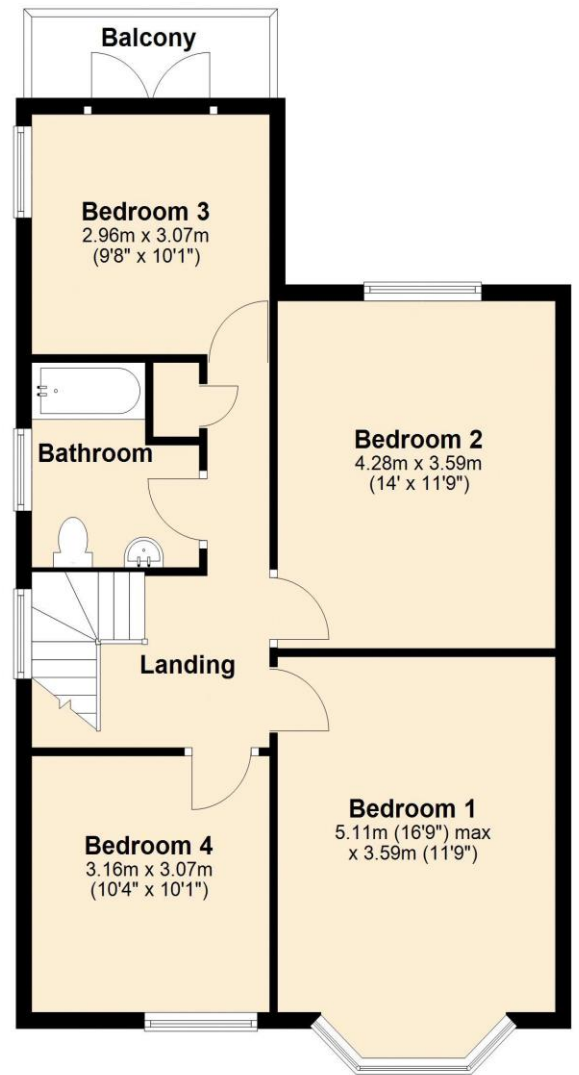
Ground Floor

Approx. 86.8 sq. metres (934.6 sq. feet)



First Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



Total area: approx. 153.4 sq. metres (1651.6 sq. feet)



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.

