



## AN EXTENDED FOUR BEDROOM, THREE BATHROOM FAMILY HOME

Village Way, Pinner, HA5 5AB

**ROBSONS**



**ENTRANCE PORCH & HALLWAY • TWO  
RECEPTION ROOMS • OPEN PLAN KITCHEN  
/ DINING ROOM • UTILITY ROOM •  
GROUND FLOOR SHOWER ROOM & WC •  
GROUND FLOOR BEDROOM WITH EN-SUITE  
• THREE FIRST FLOOR BEDROOMS • FAMILY  
BATHROOM • WELL-MAINTAINED GARDEN •  
OFF-STREET PARKING • SCOPE TO FURTHER  
EXTEND (STPP)**

### Description

A well-presented four bedroom, three-bathroom extended property, offering 1,679 sq. ft of spacious and modern interiors. This family home is located close to Rayners Lane amenities, with excellent transport links and highly regarded schools close by.

The ground floor comprises an entrance porch and hallway with a modern shower room & wc. There is a front aspect living room with a large bay window, a separate lounge, and an open-plan kitchen / dining room that is flooded with natural light. The kitchen features bespoke units with integrated appliances, with ample storage space and a breakfast bar. There is plenty of room for a family dining table and chairs, with the added benefit of an adjoining utility room. Completing the ground floor is a full-length double bedroom with an en-suite shower room.







To the first floor there are three generous double bedrooms that all benefit from fitted wardrobes, and a three-piece family bathroom.

Externally this property boasts a well-maintained rear garden (approx. 60ft) that is laid to lawn with a patio area. To the front there is off-street parking via your own driveway.

### **Location**

Village Way is short distance from Rayners Lane high street as well as being within easy reach of both Pinner and Eastcote which all offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Rayners Lane station provides a frequent service in London via the Metropolitan and Piccadilly Line. The area is well served by primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

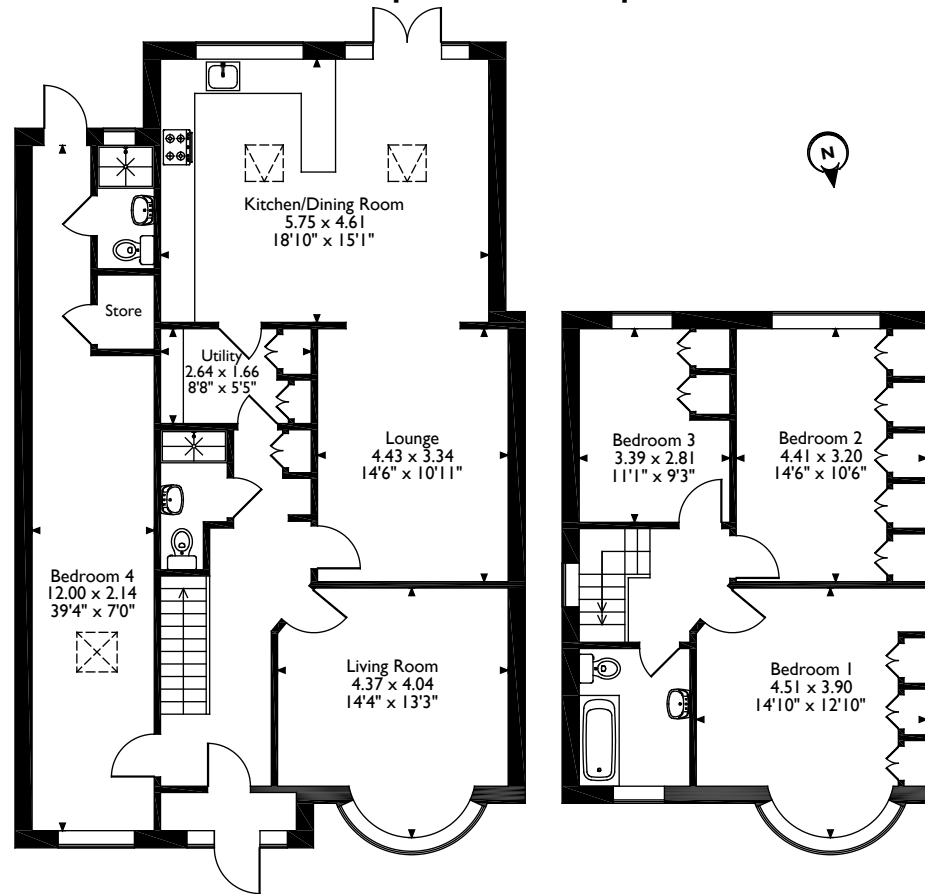
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band C



Village Way, Pinner  
Approximate Gross Internal Area  
156 Sq M/1679 Sq Ft



**Ground Floor**

**First 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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