



A SIZEABLE 5 BEDROOM FAMILY HOME IN EXCESS OF 2,400 SQ.FT IN PINNER VILLAGE

Moss Close, Pinner Village, HA5 3AY

ROBSONS

**ENTRANCE HALLWAY • GUEST CLOAKROOM
• STORE ROOM • STUDY • TWO RECEPTION
ROOMS • OPEN-PLAN KITCHEN / DINING /
SUN ROOM • UTILITY ROOM • FIVE DOUBLE
BEDROOMS • THREE BATH / SHOWER ROOMS
(TWO EN-SUITES) • WELL-PRESENTED GARDEN
• OFF-STREET PARKING FOR MULTIPLE CARS**

Description

Positioned on a highly sought-after road in the heart of Pinner Village, this exceptional family residence offers over 2,400 sq.ft of bright, spacious and well-appointed living accommodation for the growing family to enjoy. This property boasts both character and charm with modern touches, an attractive rear garden and off-street parking for multiple cars.

Upon entering the property you are greeted by a superb entrance hall with a generous store room, ideal for coats and shoes, a study and a modern guest cloakroom. To the left of the hall is a stunning, rear aspect lounge with French doors opening out to the garden, and an adjoining dining room featuring a character fireplace and a bay window. The two reception rooms are partly separated with double doors giving you the option to separate the areas should you wish too. There is a charming kitchen / dining room with modern units providing plenty of storage space, with the added benefit of a kitchen island and utility room. The kitchen has a contemporary layout and effortlessly flows through to a sun room which also provides access to the garden.





To the first floor there are five well-appointed double bedrooms with two benefiting from en-suites, and a family shower room.

Externally this delightful home boasts a well-maintained garden that backs on to local fields, giving the garden a great sense of privacy. The garden is laid to lawn with a patio area, and has a foot bridge over the relief channel to nearby River Pinn. To the front of the property there is a sizeable driveway allowing off-street parking for multiple cars.

Location

Set within Pinner Village just moments from a variety of local amenities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner station offers a frequent service into London via the Metropolitan Line or there is the Overground services available at Hatch End station just a short distance away. The area is well served by primary and secondary schooling, children's playgrounds and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

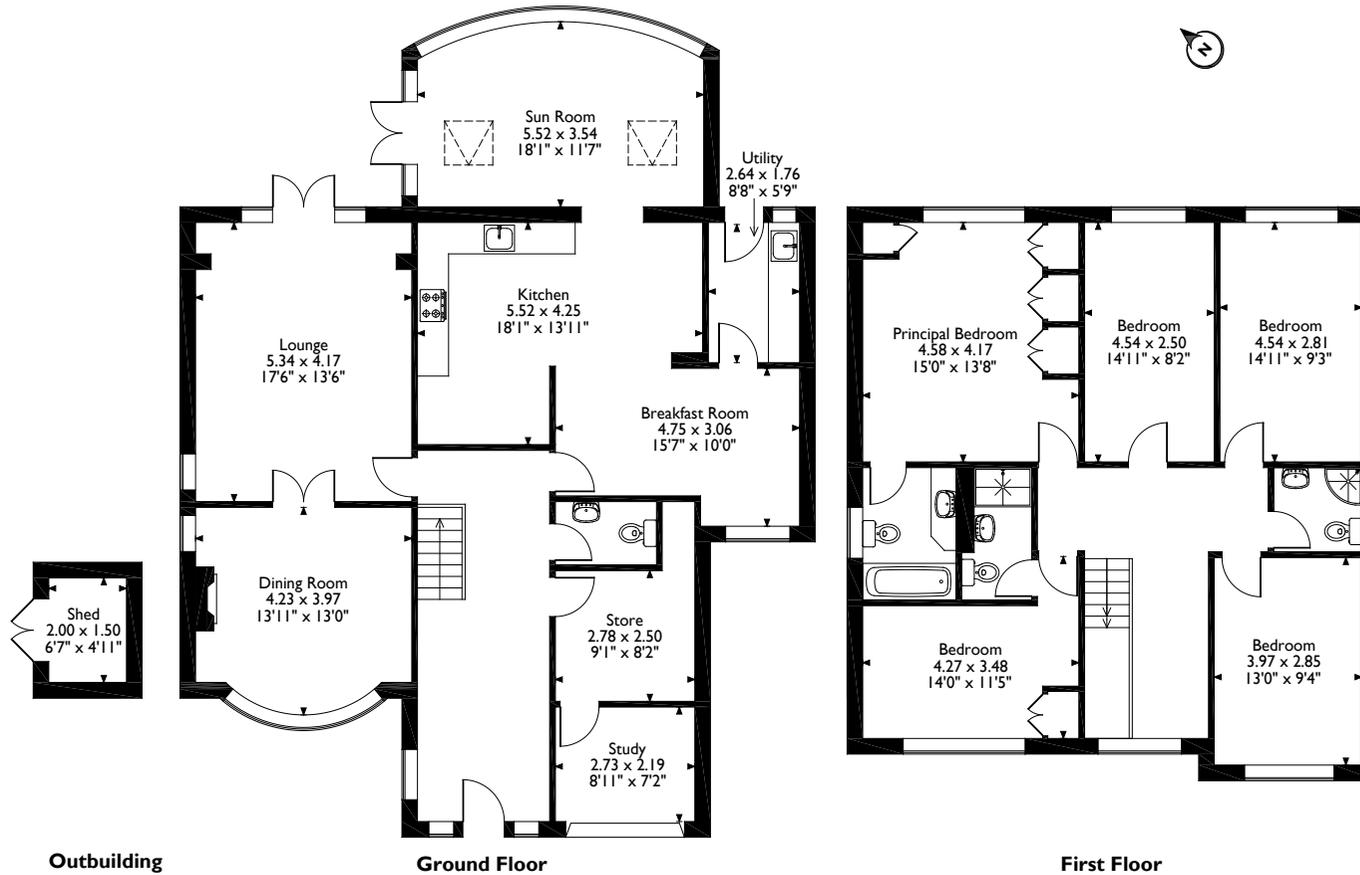
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band C



Moss Close, Pinner
 Approximate Gross Internal Area
 Main House = 229 Sq M/2465 Sq Ft
 Outbuilding = 3 Sq M/32 Sq Ft
 Total = 232 Sq M/2497 Sq Ft



Outbuilding

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.



1 High Street, Pinner, Middlesex, HA5 5PJ
 Tel: 0208 866 8083 Pinner@robsonswb.com
www.robsonswb.com

www.
 the
 londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.