



AN IMPOSING GRADE II LISTED HOME SET IN A PRIME LOCATION

Waxwell Lane, Pinner, HA5 3EN

ROBSONS

AN IMPOSING GRADE II LISTED HOME SET IN A PRIME LOCATION

Waxwell Lane, Pinner, HA5 3EN

ENTRANCE LOBBY • FOUR BEDROOMS, ONE EN-SUITE • BESPOKE KITCHEN • LOUNGE • FAMILY BATHROOM • GUEST CLOAKROOM • ATTRACTIVE GARDEN • OFF-STREET PARKING • SEPARATE COMMERCIAL SPACE

Description

An imposing and charming grade II listed family home set within the heart of Pinner Village. Rarely available to the market, this one of a kind property offers a wealth of character throughout, and provides spectacular living accommodation across two floors, including additional space which could be used for commercial purposes.

The ground floor of the main house comprises an entrance porch with a guest cloakroom, a grand entrance lobby with access to a snug which can alternatively be used as a study area. There is also a beautiful lounge with a feature fireplace and access to the first floor. Following on from the lounge is an impressive kitchen/dining/living room featuring a range of bespoke fitted units with integrated appliances, ample storage space and a sitting/dining area. The kitchen also provides access to the garden.





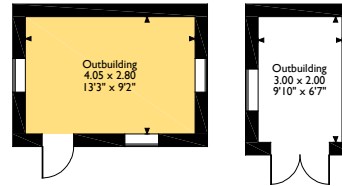
To the first floor there is a light-filled landing with three useful storage cupboards, two double bedrooms benefitting from fitted wardrobes, one of which was originally two bedrooms and can easily be converted back to create a fourth bedroom, and a family bathroom. Completing the first floor is a stunning master suite with an en-suite bathroom and a dressing room. The dressing room can also be utilised as a fourth bedroom. Additionally, the property has a separate area for commercial use that has its own entrance and consists of three offices with a kitchenette and a bathroom. There is potential to use this space as an annexe for guests and relatives or to integrate the space into the main house (STPP). Externally the property boasts a beautifully presented, secluded garden that sits to the right of the home and is accessed via the main house and the commercial unit. The garden is mainly laid to lawn with a decking area perfect for outdoor entertaining. To the front of the property there is a well maintained lawn that is South facing, enjoying the sunshine throughout the day. There is also a driveway providing off-street parking with the added benefit of an electric charging point.

Location

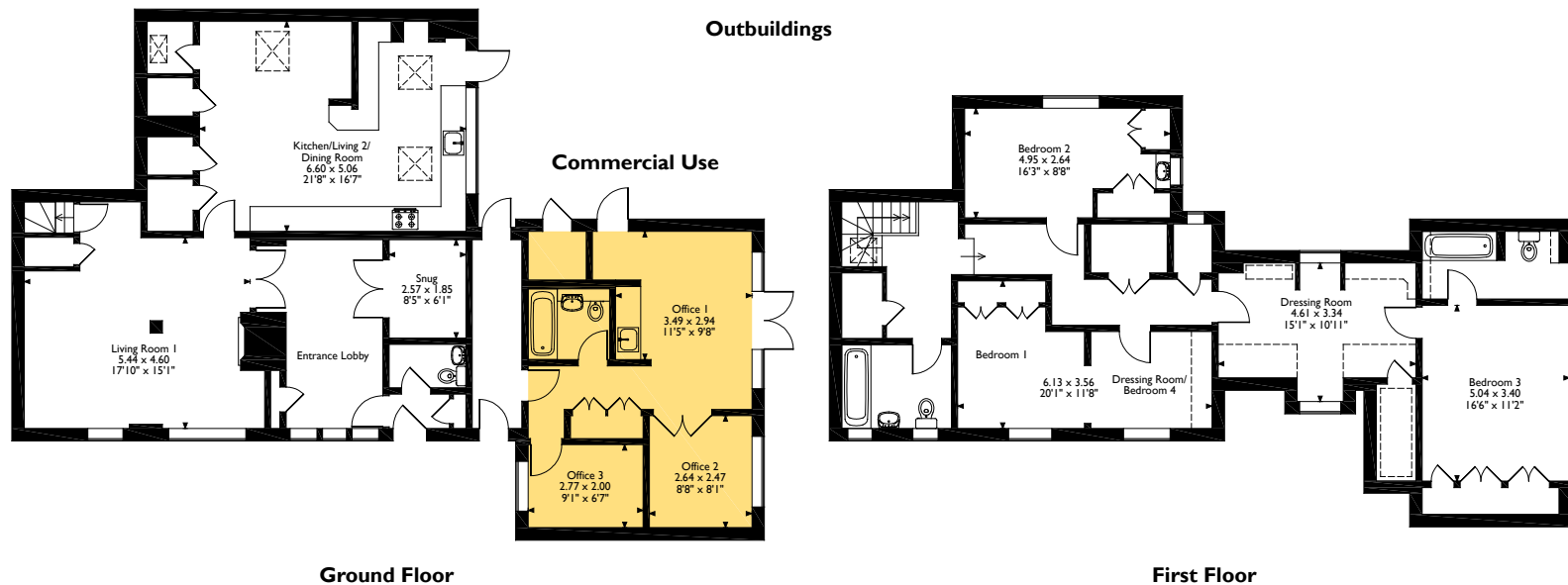
Located on a popular road just a stones throw from Pinner high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan line is available at Pinner station and provides regular links into the City, alternatively the Overground services are available at Hatch End station just a short distance away. The area is well served by local primary and secondary schooling, children's parks/playgrounds and recreational facilities.



Waxwell Lane, Pinner
 Approximate Gross Internal Area
 Main House = 230 Sq M/2474 Sq Ft
 Outbuildings = 17 Sq M/187 Sq Ft



Outbuildings



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.

ROBSONS

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.