



A SUBSTANTIAL FAMILY RESIDENCE IN EXCESS OF 2,600 SQ.FT IN PINNER VILLAGE

Paines Lane, Pinner Village, HA5 3BY

ROBSONS

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**ENTRANCE PORCH & HALLWAY • GUEST
CLOAKROOM • TWO/THREE RECEPTION
ROOMS • MODERN KITCHEN • UTILITY ROOM •
FIVE DOUBLE BEDROOMS • SIXTH BEDROOM/
STUDY • THREE BATH/SHOWER ROOMS •
EXTENSIVE REAR GARDEN • OFF-STREET
PARKING FOR MULTIPLE CARS • GARAGE •**

Description

Positioned on one of Pinner's most sought-after roads within walking distance of local amenities and excellent transport links, is this sizeable six bedroom, three bathroom, extended family residence in excess of 2,600 sq.ft. This fantastic property is well-presented throughout, with a contemporary, versatile layout to the ground floor, perfect for the growing family.

The ground floor comprises an entrance porch and hallway with a guest cloakroom. There is a front aspect living room that flows through to a large lounge/diner with sliding doors to access the garden, and a well-equipped, modern kitchen with a separate utility.





To the first floor there is a spacious landing leading the way to four double bedrooms, one of which has an en-suite and a dressing room, a fifth bedroom/study and a luxury family bathroom. The second floor hosts an impressive double bedroom that also benefits from an en-suite and a fitted wardrobe, with access to ample eave storage space.

Externally this fantastic home boasts an extensive rear garden that is laid to lawn with mature shrubs/hedges, a patio area and two garden sheds. To the front there is driveway allowing off-street parking for multiple cars and a garage.

Location

Paines Lane is just a stone's throw from Pinner high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner station is a short walk away and offers a frequent service into London via the Metropolitan Line, with the Overground services available at nearby Hatch End station. The area is well served by local 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

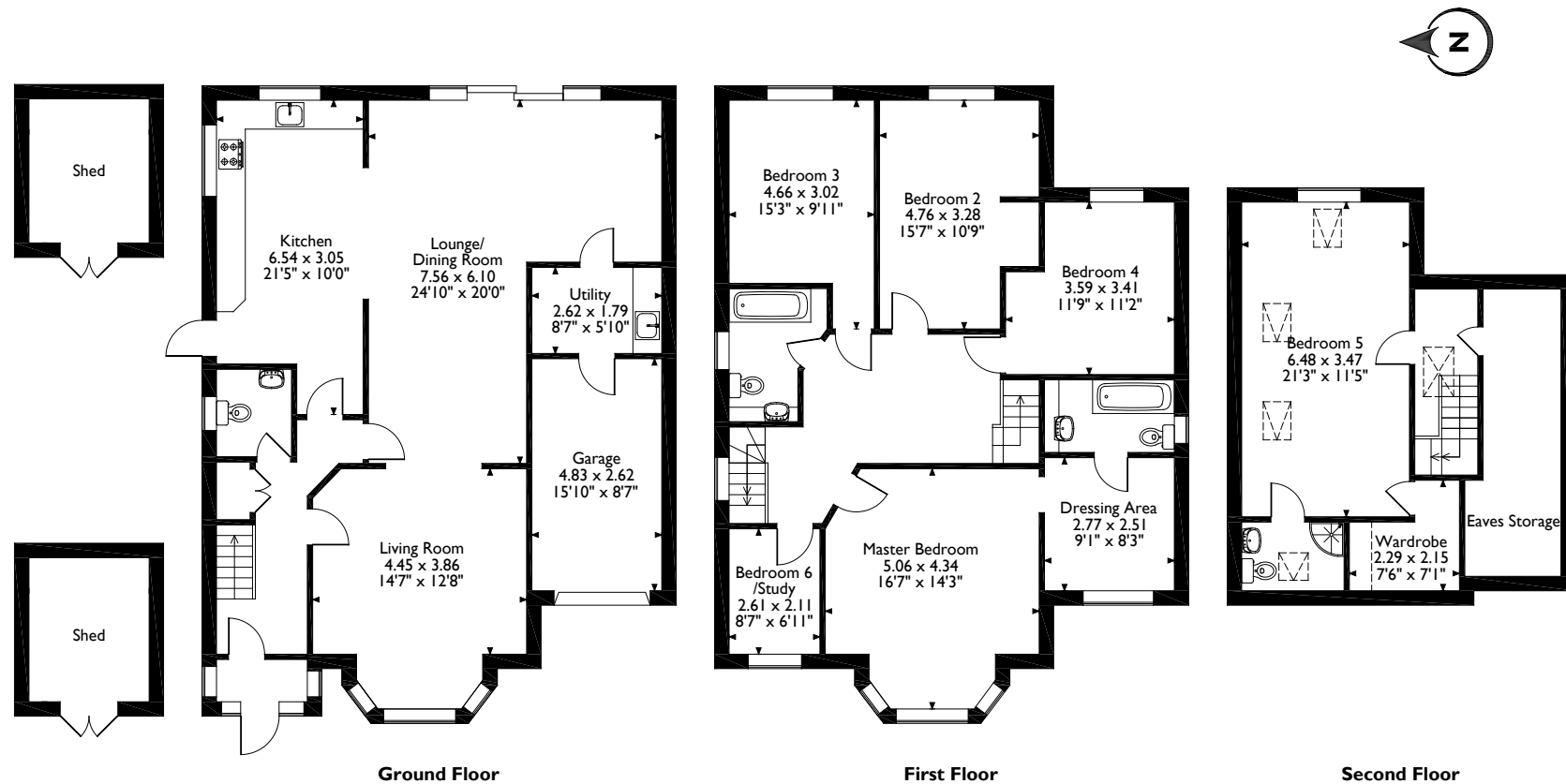
Energy Efficiency Rating: Band D



Paines Lane, Pinner

Approximate Gross Internal Area

Main House = 244 Sq M/2627 Sq Ft



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

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