



**A SIZEABLE 4 BEDROOM HOME WITH SCOPE TO EXTEND (STPP) IN PINNER VILLAGE**

Paines Lane, Pinner Village, HA5 3BX

**ROBSONS**



# A SIZEABLE FOUR BEDROOM HOME WITH SCOPE TO EXTEND (STPP)

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**ENTRANCE HALLWAY • GUEST CLOAKROOM  
• TWO RECEPTION ROOMS • KITCHEN/  
BREAKFAST ROOM • CONSERVATORY • FOUR  
BEDROOMS • TWO BATH/SHOWER ROOMS  
(ONE EN-SUITE) • ATTRACTIVE REAR GARDEN  
• OFF-STREET PARKING • GARAGE • SCOPE TO  
FURTHER EXTEND (STPP)**

## Description

A generously appointed four bedroom, detached family home offering living accommodation in excess of 2,000 sq.ft, with further scope to extend (STPP). Situated on a desirable road within Pinner Village, the property is just moments from local amenities, schools and the Metropolitan Line station.

The ground floor comprises a welcoming entrance hallway with a guest cloakroom. There is a triple aspect lounge that is flooded with natural light, with a separate dining room leading through to a large conservatory. Both the lounge and dining room feature bare-brick fireplaces with an open fire. Completing the ground floor is a generous kitchen / breakfast room offering a well-equipped fitted kitchen, ample storage space and a dining area.







To the first floor there is a spacious landing allowing access to three well-appointed double bedrooms with fitted wardrobes. There is an en-suite shower room to the master bedroom, a fourth bedroom with fitted wardrobes, and a family bathroom with a separate WC.

Externally this delightful home boasts a stunning rear garden that has been beautifully maintained, with a manicured lawn and patio area. To the front there is a sizeable driveway providing 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

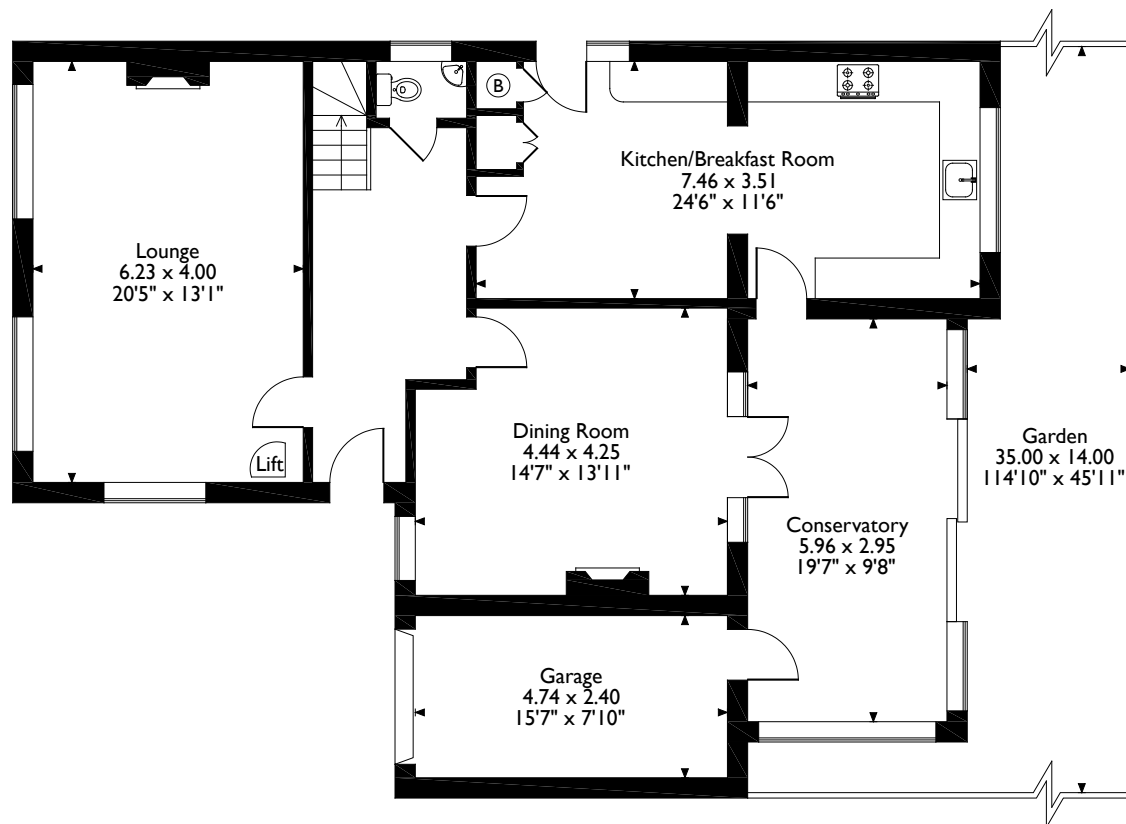
Energy Efficiency Rating: Band E



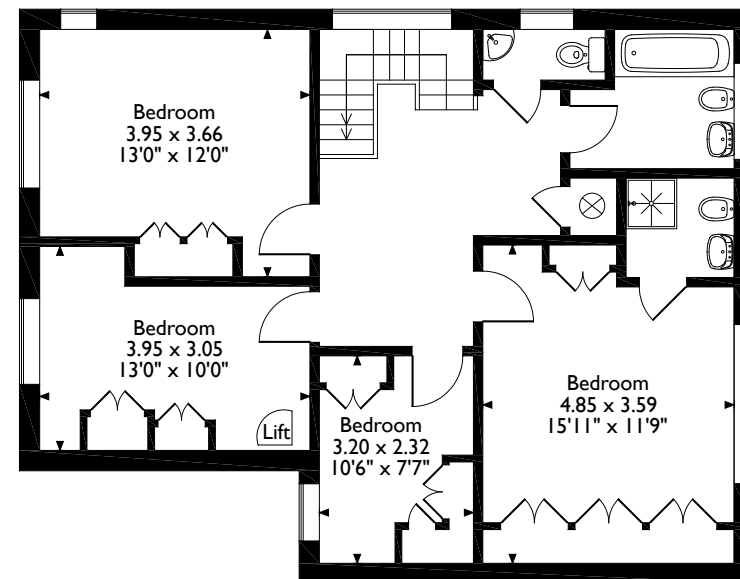


# Paines Lane, Pinner

## Approximate Gross Internal Area 192 Sq M/2067 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.

# ROBSONS

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

[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1

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