



A FIVE BEDROOM, THREE BATHROOM DETACHED HOME IN EXCESS OF 2,200 SQ. FT

Paines Lane, Pinner Village, HA5 3BY



FIVE BEDROOMS • THREE BATH/SHOWER ROOMS • TWO RECEPTION ROOMS • KITCHEN/DINER • UTILITY ROOM • STUDY • HOME OFFICE/GYM • STUNNING REAR GARDEN • OFF-STREET PARKING FOR SEVERAL CARS • 24HR CCTV • GRADE 3 ALARM SYSTEM

Description

A remarkable five-bedroom detached residence in excess of 2,200 sq. ft, providing a desirable home for the growing family. The ground floor comprises two generous reception rooms alongside a well-equipped kitchen/diner, all with high quality aluminium bi-fold doors opening out to the garden, a separate utility room, a study and a guest WC. In addition, there is a large air-conditioned office/home gym with built-in units and its own WC, that is accessible via the garden. The first floor hosts five impressive double bedrooms, with four benefiting from fitted wardrobes, and two boasting luxury en-suite shower rooms. All bathrooms feature Smart underfloor heating with remote access.

Further benefits include high quality aluminium window frames with solar glass to the rear and solar plus silence to the front, a new heating system with a high-efficiency Valiant boiler, two hot water tanks capable of supporting large families, internet connection in most rooms via Ethernet cables, Dahua CCTV with remote access, and a modern Texecom Premier Elite Grade 3 alarm system with remote access and optional call centre monitoring.





A real feature of this family home is its spectacular rear garden with its attractive landscaping and fine detailing. The garden has new lawns with illuminated 'dusk till dawn' garden steps made from Indian sandstone paving, and a patio area to the rear. Attractive rockery surrounds stepped ponds, with a cascading waterfall providing a tranquil setting. Furthermore, an irrigation system ensures all year round watering to the garden beds and rockery. Off-street parking for several cars is available at the front of the property.

There is planning in place to further extend. Full details can be found using reference P/3786/21

Location

Paines Lane is just moments from Pinner's amenities, with Hatch End high street also close by, both of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with Hatch End Station providing connections to London Euston via the Overground. Local bus routes are also easily accessible. The area is well served by primary and secondary schooling with Pinner Wood School, Grimsdyke School and West Lodge Primary School all within close proximity.

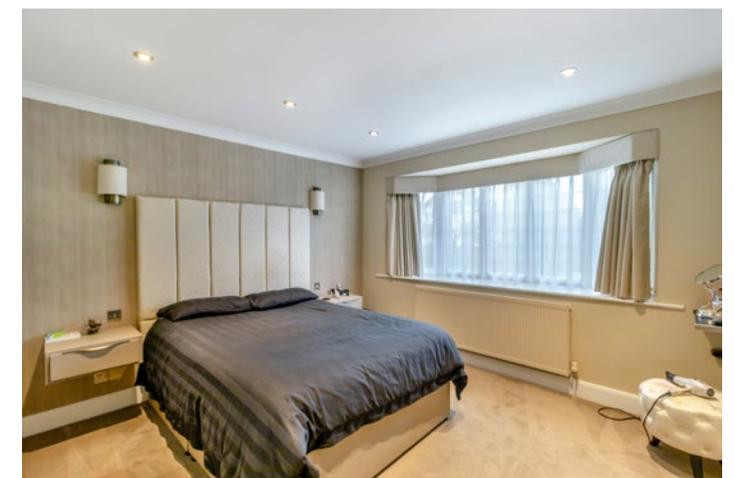
Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band C



Paines Lane, Pinner
 Approximate Gross Internal Area
 Main House = 212 Sq M/2281 Sq Ft
 Summer House = 12 Sq M/129 Sq Ft
 Total = 224 Sq M/2410 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.



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