



**A DESIRABLE FOUR BEDROOM, TWO BATHROOM DETACHED HOME IN A PRIME LOCATION**

Paines Lane, Pinner, HA5 3DF

**ROBSONS**



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**TWO RECEPTION ROOMS • KITCHEN / DINER  
• FOUR BEDROOMS • TWO BATH/SHOWER  
ROOMS (ONE EN-SUITE) • SIZEABLE REAR  
GARDEN • OFF-STREET PARKING • GARAGE •  
SCOPE TO EXTEND (STPP)**

### Description

A beautifully presented four-bedroom detached property situated in a premium location, with 1,633 sq. ft. of comfortable living space and an extensive rear garden, perfect for family life and entertaining. A carriage driveway provides off-street parking for multiple cars, with tall hedges and established trees providing privacy and seclusion from the main road. Ideal for those seeking convenience, the property is a short walk from both Pinner and Hatch End High Streets, as well as transport links and schools.

The ground floor comprises a welcoming entrance hallway with a guest cloakroom, a generous reception room with access to the garden, a second reception room with a lovely bay window, and a large kitchen/diner. The kitchen features a variety of units providing ample storage, with integrated appliances, and a light-filled dining area overlooking the rear garden.







The first floor hosts three double bedrooms, with one boasting a large en-suite, a further bedroom, and a family bathroom with a separate WC. An extensive rear garden provides plenty of outdoor space, with the River Pinn running through the rear, and a variety of shrubs and trees providing a sense of privacy and tranquillity. Off-street parking is available at the front of the property, via your own driveway, along with a garage and external lighting.

### Location

Paines Lane forms part of Pinner Village, with this property being within easy reach of both Pinner and Hatch End High Streets, both of which provide a range of shopping facilities and restaurants. For commuters, the Metropolitan Line is available at nearby Pinner Station, with the Overground available at Hatch End Station.

The area is well served by local schools, including Pinner Wood, West Lodge and Grimsdyke Primary Schools.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: TBC

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 020 8866 8083.





Approximate Gross Internal Area  
 Ground Floor = 73.4 sq m / 790 sq ft  
 First Floor = 65.3 sq m / 703 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 151.7 sq m / 1,633 sq ft

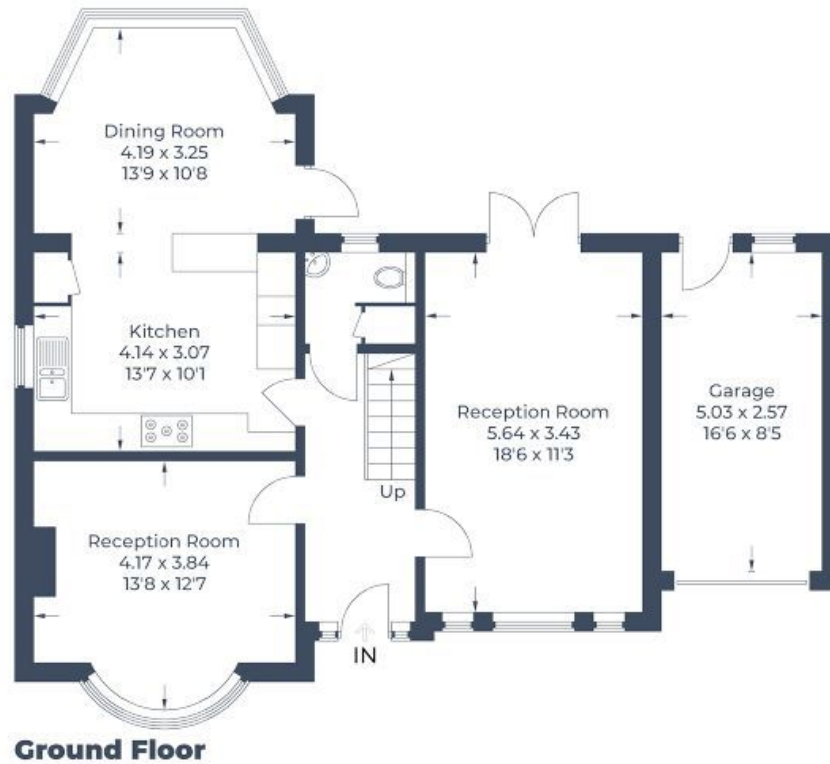


Illustration for identification purposes only,  
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SCAN TO VISIT



OUR WEBSITE

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