



A WELL MAINTAINED THREE BEDROOM HOME WITH SCOPE TO EXTEND (STPP)

Rayners Lane, Pinner, HA5 5HU

ROBSONS

A WELL MAINTAINED THREE BEDROOM HOME WITH SCOPE TO EXTEND (STPP)

Rayners Lane, Pinner, HA5 5HU

ENTRANCE HALLWAY • TWO RECEPTION ROOMS • SPACIOUS KITCHEN/DINER • GUEST CLOAKROOM • THREE BEDROOMS • FAMILY BATHROOM • ATTRACTIVE GARDEN • OUTBUILDING / HOME OFFICE • OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP)

Description

A well maintained three bedroom, halls-adjoining semi-detached home, situated within easy reach of local amenities, schools and excellent transport links, perfect for the growing family. The property has the added benefit of an outbuilding which can be utilised as a home office / gym, and has potential to extend (STPP). The ground floor comprises an entrance porch and hallway, two welcoming reception rooms with feature fireplaces, a guest cloakroom and a generous kitchen/diner. The kitchen features bespoke fitted units with an integrated double oven, space for a dining table and chairs, and access to the garden. To the first floor there are two double bedrooms with one benefiting from fitted wardrobes, a further bedroom and a family bathroom.





Externally the property offers a beautifully presented garden that is mainly laid to lawn with well-maintained shrubs, and a decking area for alfresco dining. There is also the added benefit of an outbuilding to the rear of the garden that can be utilised as a home office or gym. To the front there is a driveway providing off-street parking and a garage.

Location

Situated close to Rayners Lane high street as well as being within easy reach of Pinner and Eastcote, all of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. There are excellent transport links close by with the Metropolitan and Piccadilly line services available at Rayners Lane station, as well as numerous local bus routes. The area is well served by primary and secondary schooling, children's play areas and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band C



Rayners Lane, Pinner
 Approximate Gross Internal Area
 Main House = 113 Sq M/1220 Sq Ft
 Garage = 14 Sq M/148 Sq Ft
 Home Office = 19 Sq M/202 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

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

[www.
 the
 londonoffice.co.uk](http://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.