



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

Rayners Lane, Pinner, HA5 5HU



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**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-adjointing 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.



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