



**Andrew Pearce**  
PINNER

RAYNERS LANE, , HA5 5HX £775,000



Downstairs comprises a welcoming entrance hallway with wood flooring, a WC, an extended through lounge with wood flooring and a feature fireplace, and a dining area with patio doors leading to the rear garden.

The kitchen has been recently fitted and has a range of units at the base and eye level, contrasting work surfaces, a new central heating boiler, a four-ring gas hob with extractor hood, and wood flooring.

A door leads from the kitchen to the garage and large covered storage area, which also has access to the rear garden.

To the first floor there are three double bedrooms and a four-piece family bathroom suite with separate WC.

Outside is a seduced rear garden that is mostly laid to lawn, with well planted borders and a fruiting plum tree.

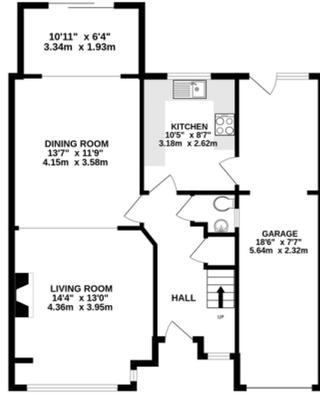
To the front of the house is a large driveway that provides ample off-street parking.

Externally, the property has a new roof.

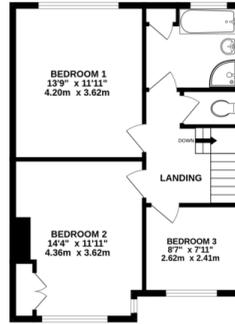
The property is conveniently situated within a short walk of Pinner village and is well served by transport links with three Metropolitan and two Piccadilly line stations within a 10-minute walk. The area is also well served by several excellent schools.



GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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