



**A CHARACTER FOUR BEDROOM, TWO BATHROOM HOME IN A PRIME LOCATION**

Paines Lane, Pinner Village, HA5 3BL

**ROBSONS**

**ENTRANCE HALLWAY • GUEST CLOAKROOM • TWO RECEPTION ROOMS • STUDY • KITCHEN • UTILITY ROOM • FOUR BEDROOMS • TWO BATHROOMS (ONE EN-SUITE) • SIZEABLE REAR GARDEN • OFF-STREET PARKING • GARAGE • SCOPE TO FURTHER EXTEND (STPP)**

### **Description**

A character four bedroom, two bathroom, detached family home situated in a prime location within walking distance of Pinner's amenities and transport links. This fabulous home is available to the market with no onward chain and has scope to further extend (STPP).

The ground floor comprises a generous entrance hallway with a guest cloakroom, a reception room with patio doors opening out to the garden, a kitchen with an adjoining utility room, and a study. Completing the ground floor is a second reception room, currently utilised as a dining room, and also has patio doors opening out to the garden.

To the first floor there is an impressive, principal bedroom featuring a four piece en-suite bathroom, three further double bedrooms with fitted wardrobes, and a family bathroom with a bath tub and a walk-in shower.





Externally this fantastic home boasts a sizeable rear garden that is laid to lawn with a large patio area, perfect for the summer months. There is a variety of established shrubs and hedges, along with maintained flower beds. To the front of the property there is a driveway providing off-street parking and a garage.

### **Location**

Paines Lane is just a stone's throw from Pinner high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner station is a short walk away and offers a frequent service into London via the Metropolitan Line, with the Overground services available at nearby Hatch End station. The area is well served by local primary and secondary schooling, children's playgrounds, and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

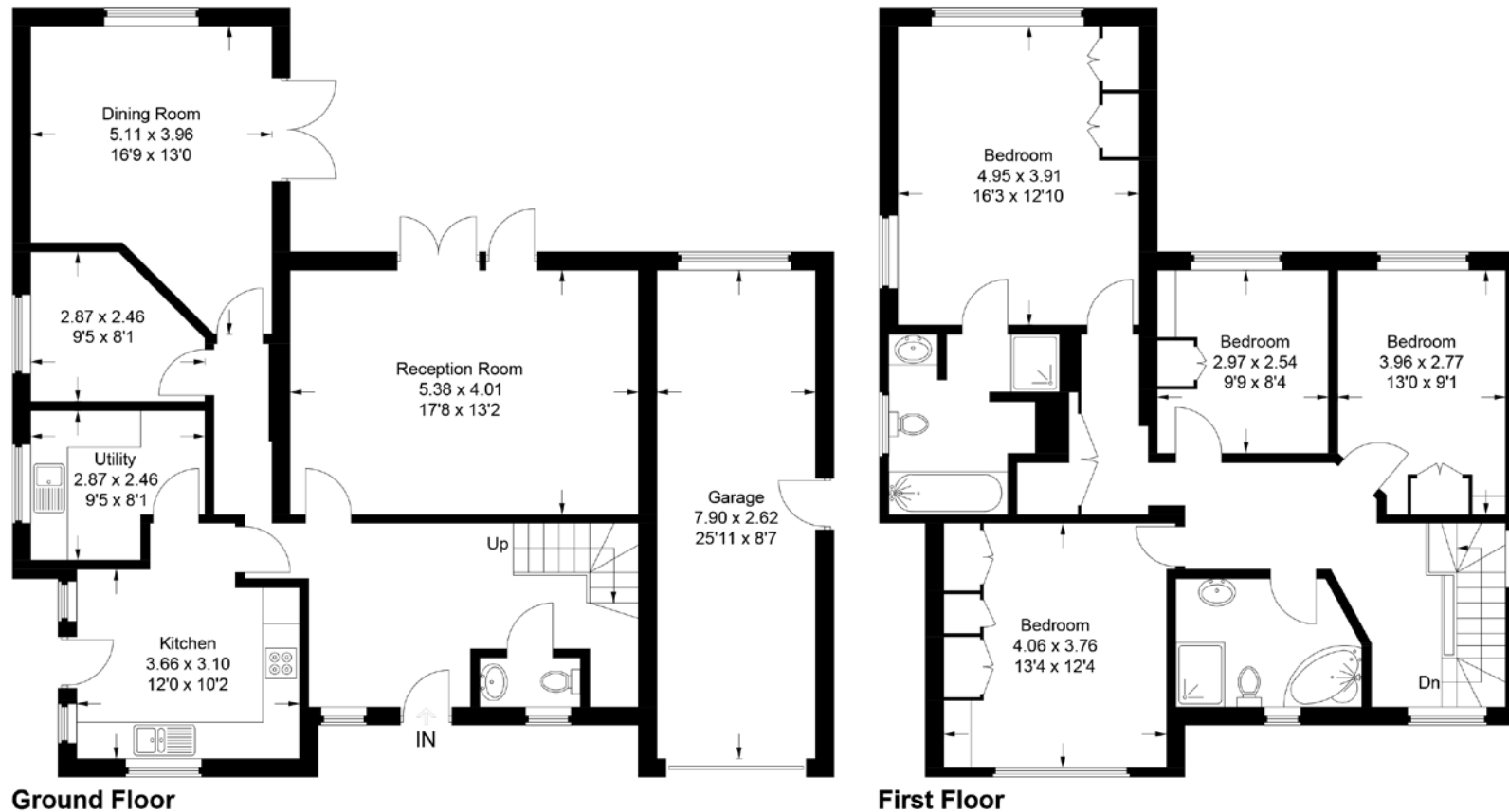
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band D



Approximate Gross Internal Area  
 Ground Floor = 89.1 sq m / 959 sq ft  
 First Floor = 88.7 sq m / 955 sq ft  
 Garage = 20.9 sq m / 225 sq ft  
 Total = 198.7 sq m / 2,139 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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