



**AN ATTRACTIVE 4 BEDROOM, EXTENDED FAMILY HOME IN THE HEART OF PINNER**

Love Lane, Pinner, HA5 3EY



**ENTRANCE PORCH & HALLWAY • TWO RECEPTION ROOMS • LARGE KITCHEN / DINING ROOM • GUEST WC • FOUR BEDROOMS • TWO BATH / SHOWER ROOMS (ONE EN-SUITE) • PRIVATE REAR GARDEN • OFF-STREET PARKING VIA OWN DRIVEWAY • GARAGE LOCATED TO THE REAR • PLANNING PERMISSION IN PLACE REF: P/4087/21 & P/2067/21**

### Description

Situated in the heart of Pinner just moments from Pinner Village and within easy reach of a number of local schools, is this attractive and generously proportioned four bedroom, two bathroom, extended family home. The property has planning permission in place to further extend to the rear, as well as into the loft and to convert the garage. Full details can be found online using reference P/4087/21 & P/2067/21

The ground floor comprises an entrance porch and hallway with a useful storage cupboard and a guest WC. There is a front aspect sitting room with a character fireplace and built-in display units, a separate family room that also features a character fireplace along with built-in units for storage. Adjoining doors from the family room lead to a light-filled kitchen/dining room that overlooks the garden and in turn flows through to a well-equipped kitchen. The kitchen offers a variety of both base and eye level units with integrated appliances and plenty of storage space.





To the first floor there are four well-appointed double bedrooms with one benefiting from an en-suite shower room, and a modern family bathroom.

Outside to the rear is a landscaped garden and a large decked area bridging Woodriding Stream and giving access on foot to a single detached garage, vehicle access is from Barrow Point Avenue via a private driveway. The front of the property provides off-road parking

### **Location**

Situated in the heart of Pinner just moments from the village and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include local bus links and the Metropolitan Line at Pinner tube station that provides a fast and frequent service into Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

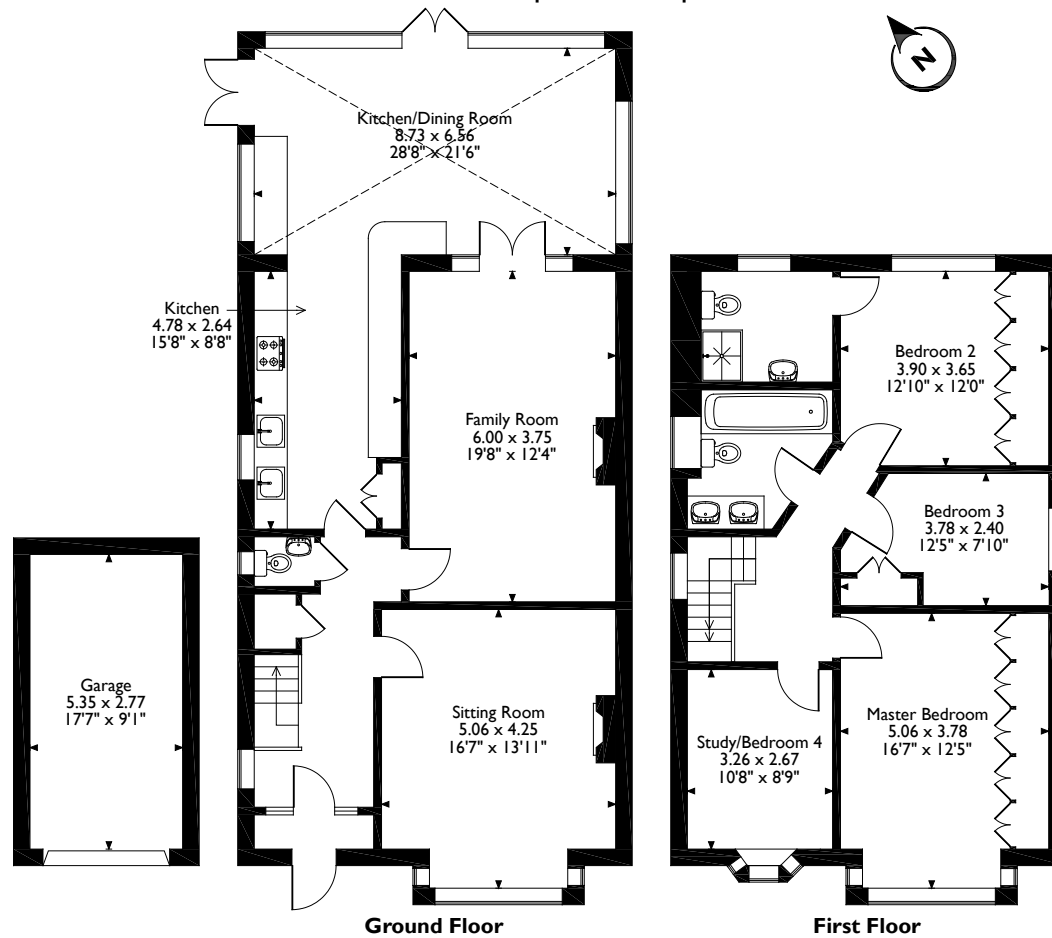
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band E



Love Lane, Pinner  
Approximate Gross Internal Area  
Main House = 168 Sq M/1808 Sq Ft  
Garage = 15 Sq M/161 Sq Ft  
Total = 183 Sq M/1969 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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