


Andrew Pearce
PINNER

LYNTON ROAD, HARROW, HA2 9NJ £565,000



A larger style, three bedroom end of terrace family home, occupying a prime residential location on a pleasant tree lined road.

The accommodation comprises: Entrance hallway with understairs storage, leading through to a spacious through living / dining room. Completing the ground floor is the kitchen, fitted with a range of units.

To the first floor, the landing leads through all rooms including the principal bedroom with a front aspect bay window, a second double bedroom to the rear and a single third bedroom. Completing the first floor is the family bathroom.

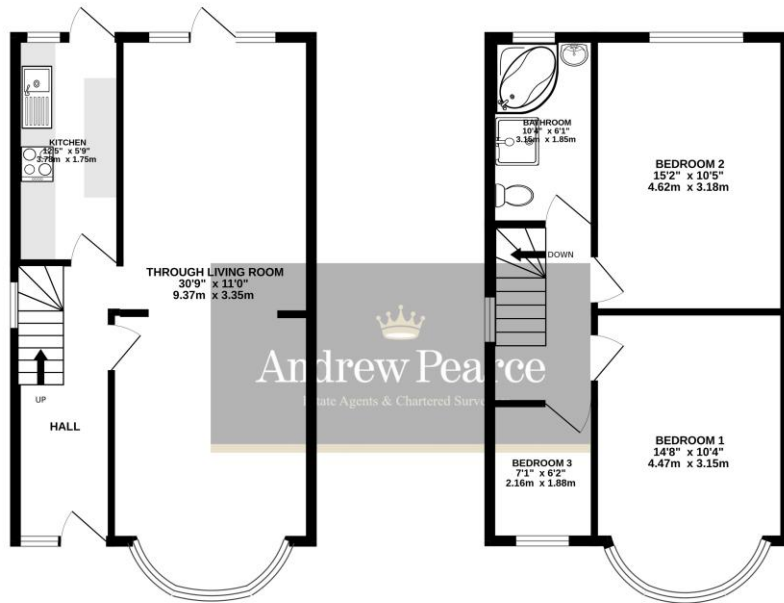
Outside, the private driveway provides off street parking. To the rear, the lawned garden approaches 70 ft.in length and is laid to lawn with a patio, a gated side access and fenced boundaries. Beyond the garden is a secure, gated service road.

The property is located approximately 15 minutes' walk to Rayners Lane Metropolitan / Piccadilly Line station and local schools include Roxbourne and Newton Farm primaries, along with Heathlands, Whitmore and Rooks Heath College.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



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TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and to be used as a guide only. Prospective purchasers should verify all measurements and details on site. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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