



  
**Andrew Pearce**  
PINNER

**PAINES CLOSE, PINNER, MIDDLESEX HA5 3BN**



**An architect designed residence located in this highly sought after convenient location in Pinner Village.**

This exceptional home is presented in immaculate condition throughout providing 2926sqft of internal living space. Accommodation comprises; entrance porch, entrance hallway with a custom staircase leading to the first floor, full sized utility room, guest cloak room, large study/ reception 3 and a front aspect living room. To the rear there is a very spacious kitchen with a range of modern units at the base and eyelevel. Completing the ground floor is a large family room with intercommunicating doors to the kitchen and dining room.

Stairs the first-floor lead to four double bedrooms, two of which have ensuite shower/bathrooms. There is an additional family bathroom.

Stairs to the second floor lead to bedroom five, separate study room (could be used as 6<sup>th</sup> bedroom) and a shower room.

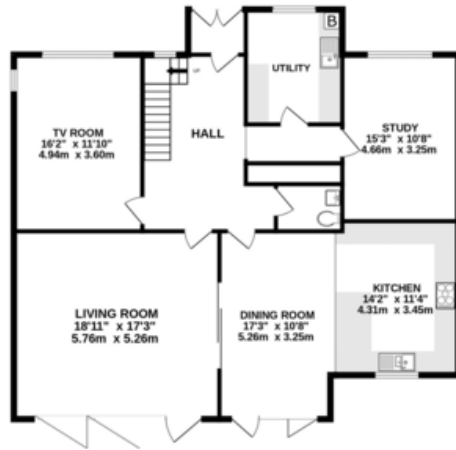
Outside the rear garden has a large patio area with the garden being mostly laid to lawn. To the front, there is off street parking for 2/3 cars.



Paines Close is located at the top of Pinner High Street and is in the heart of Pinner Village.

Situated on a quiet close in the heart of Pinner village, just a stone's throw from a range of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner station is within walking distance and provides a regular service into London via the Metropolitan Line. Alternatively, Nearby Hatch End station provides the Overground service. The area is well served by primary and secondary schooling, children's parks / playgrounds and recreational facilities.

GROUND FLOOR  
1379 sq.ft. (128.1 sq.m.) approx.



1ST FLOOR  
966 sq.ft. (89.7 sq.m.) approx.



2ND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 2926 sq.ft. (271.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 tested and no guarantee as to their operability or efficiency can be given.  
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