



AN ELEGANT FAMILY RESIDENCE IN EXCESS OF 2,300 SQ.FT IN A PRIME LOCATION

Moss Lane, Pinner Village, HA5 3AX

ROBSONS

**ENTRANCE HALLWAY • GUEST CLOAKROOM
• TWO RECEPTION ROOMS • KITCHEN /
BREAKFAST ROOM • CONSERVATORY • STUDY
• UTILITY ROOM • FOUR DOUBLE BEDROOMS
WITH FOUR EN-SUITES • STUNNING REAR
GARDEN • OFF-STREET PARKING • GARAGE •
SCOPE TO FURTHER EXTEND (STPP)**

Description

Situated on a prestigious road within the heart of Pinner Village, this four bedroom, four bathroom detached family home offers living space in excess of 2,300 sq.ft, with the potential to further extend (STPP).

Upon entering the property you are greeted by a welcoming entrance hall with two under stair storage cupboards and a guest cloakroom. There are two well-appointed reception rooms with the largest of the two featuring a 'coal effect' gas fire, with an adjoining conservatory benefiting from underfloor heating and an electric skylight. A well-equipped kitchen/breakfast room offers a range of base and eye level units with integrated appliances, room for a dining table & chairs, and access to the utility room. The utility room in turn has access to both the garden and the garage. Completing the ground floor is a good-size study.





Wooden switchback stairs lead to a spacious, first floor landing hosting a large airing cupboard and four superb double bedrooms, The principal bedroom boasts a walk-in wardrobe as well as a dressing room, with a five-piece en-suite bathroom off the dressing room. The remaining three bedrooms all benefit from en-suite shower rooms.

Externally this desirable home offers a beautifully presented, sizeable rear garden that is laid to lawn with a mix of established shrubs and flower beds, as well as a patio area. There is floodlighting to the rear and side of the property, with power points and a garden tap. To the front of the property there is a carriage driveway allowing off-street parking for multiple cars, security lights and a garage.

Location

Situated in the heart of Pinner Village just moments from a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner Station offers a regular service into London via the Metropolitan Line, with a number of local bus routes also available. The area is well served by primary and secondary schooling, children's park's / playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

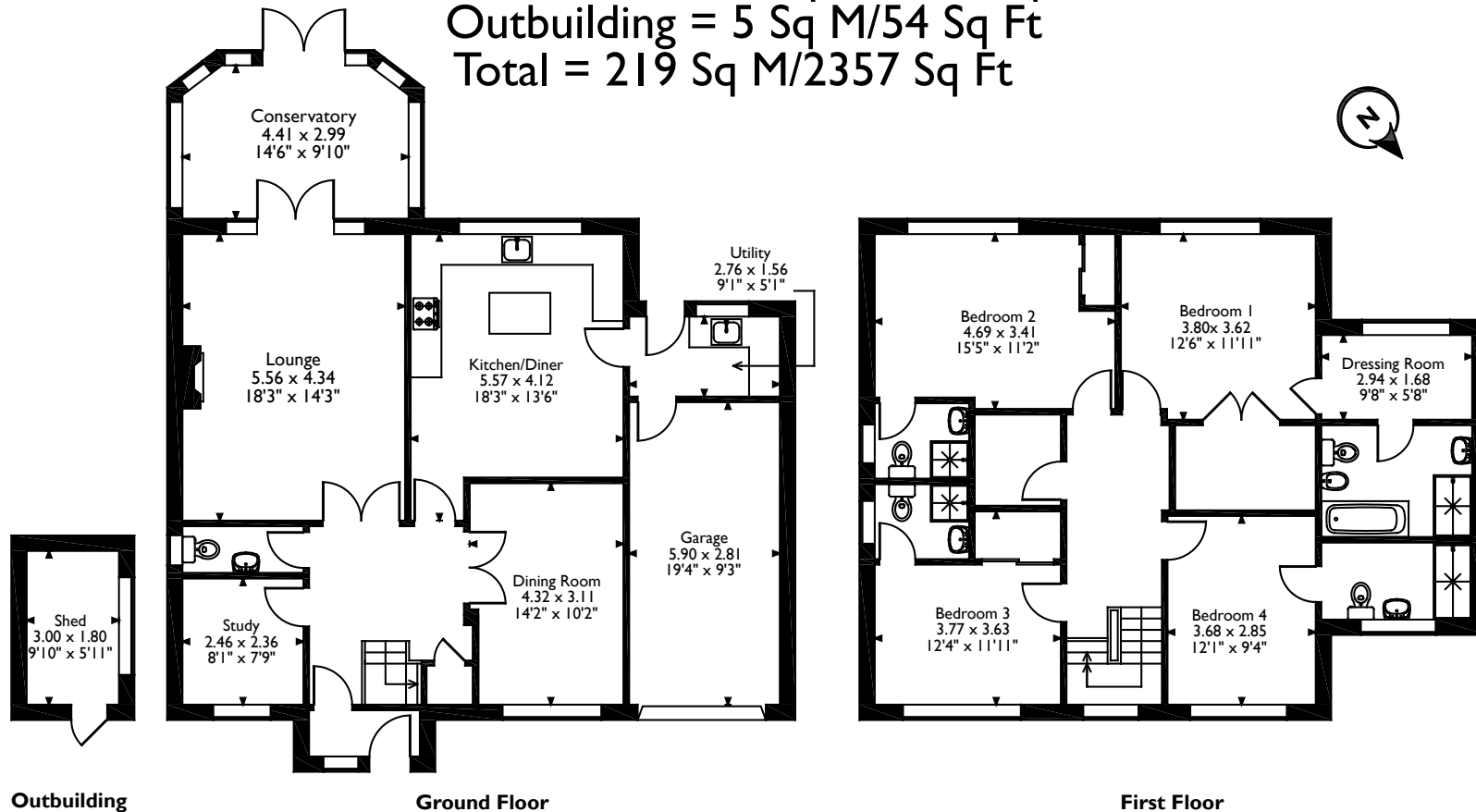
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band C



Moss Lane, Pinner
 Approximate Gross Internal Area
 Main House = 214 Sq M/2303 Sq Ft
 Outbuilding = 5 Sq M/54 Sq Ft
 Total = 219 Sq M/2357 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.



1 High Street, Pinner, Middlesex, HA5 5PJ
 Tel: 0208 866 8083 Pinner@robsonswb.com
www.robsonswb.com

www.
 the
 londonoffice.co.uk
 40 ST JAMES'S PLACE SW1