



Andrew Pearce
PINNER

LULWORTH DRIVE, PINNER, MIDDLESEX, HA5 1NE



A modern and spacious, four bedroom family home with a large rear garden and elegant interiors, located at an equal distance from Eastcote, Pinner and Rayners Lane's facilities. Ideal for families, the property is very close to Cannon Lane Primary School & Pinner High Schools.

The ground floor has an entrance hallway with a guest toilet and handy store/cloak cupboards. There are two big reception rooms with the living room that has a view of the rear garden. The stylish, modern fitted kitchen that has plenty of storage space and integrated appliances. The ground floor also has a utility room with access to the garage, which can be used for extra storage space if needed.

On the first floor, there are four well-furnished double bedrooms with two bathrooms.

Outside, this beautiful home has a well-kept rear garden that has a lawn with mature shrubs and a patio area. At the front, there is a driveway that allows off-street parking and a garage.

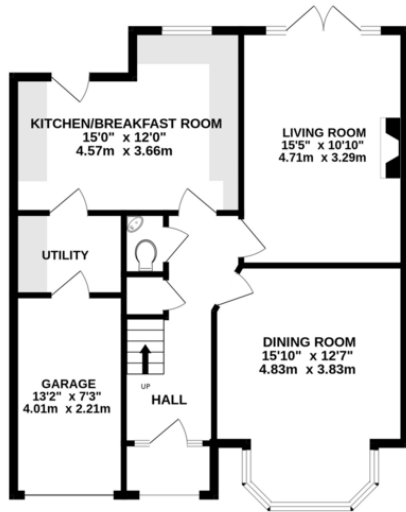
The property is on a popular road that is easily accessible to local schools and Pinner, Rayners Lane and Eastcote's facilities. Pinner, Rayners Lane and Eastcote have a variety of shops, restaurants, coffee houses and popular supermarkets.



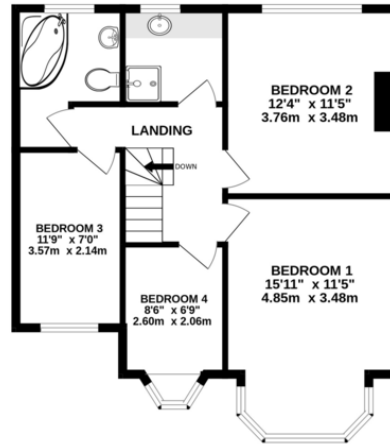
Transport options include local bus links and the Metropolitan Line at Pinner, Rayners Lane and Eastcote tube stations, with the Piccadilly Line also at Rayners Lane and Eastcote. Both lines offer a quick and regular service to the centre of Central London and beyond.

The area has good primary and secondary schools, parks/playgrounds and recreational facilities.

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1367 sq.ft. (127.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

