



A SIZEABLE FOUR/FIVE BEDROOM FAMILY RESIDENCE IN EXCESS OF 3,600 SQ.FT

Waxwell Lane, Pinner, HA5 3ES

ROBSONS

ENTRANCE HALLWAY • KITCHEN/ DINING/ SITTING ROOM • LOUNGE • UTILITY ROOM • STUDY/FIFTH BEDROOM • GROUND FLOOR SHOWER ROOM & WC • FOUR DOUBLE BEDROOMS, FOUR EN-SUITES • LARGE LOFT SPACE • REAR GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS • AIR CONDITIONING •

Description

Positioned on a highly sought-after road just a short walk from Pinner Village, this impressive four/five bedroom, five bathroom, detached family residence offers over 3,600 sq.ft of modern, contemporary living accommodation, whilst being perfectly placed for local amenities, schools and excellent transport links.

The ground floor comprises a spacious entrance hall providing access to all the main living areas. There is an impressive kitchen/dining/sitting room overlooking the rear garden, with bi-folding doors opening out to the patio area. The Kitchen features a range of stylish units with integrated appliances, a kitchen island and the added benefit of a separate utility room. Adjoining doors from the sitting area lead through to the main lounge allowing you to open up the room if required. Completing the ground floor is a generous study that can be utilised as a fifth bedroom, and a modern shower room & WC. There is also the added benefit of underfloor heating throughout the ground floor with independent heating controls in the main living areas.





To the first floor there are four well-appointed double bedrooms that all benefit from a luxury en-suite bathroom, electric 'night & day' blinds and air-conditioning. The second floor hosts a sizeable loft room with four skylights, electricity and plumbing in readiness for any future extension work (stpp).

Externally this family residence offers a private rear garden that is laid to lawn with a large patio area and a summer house. To the front there is an imposing frontage with a carriage driveway allowing off-street parking for multiple cars, an electric car charging point, and a well-maintained lawn.

Location

Located on a highly sought-after road just a stone's throw from Pinner Village and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is available at Pinner station and provides regular links into the City, alternatively the Overground services are available at Hatch End station just a short distance away. The area is well served by local primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

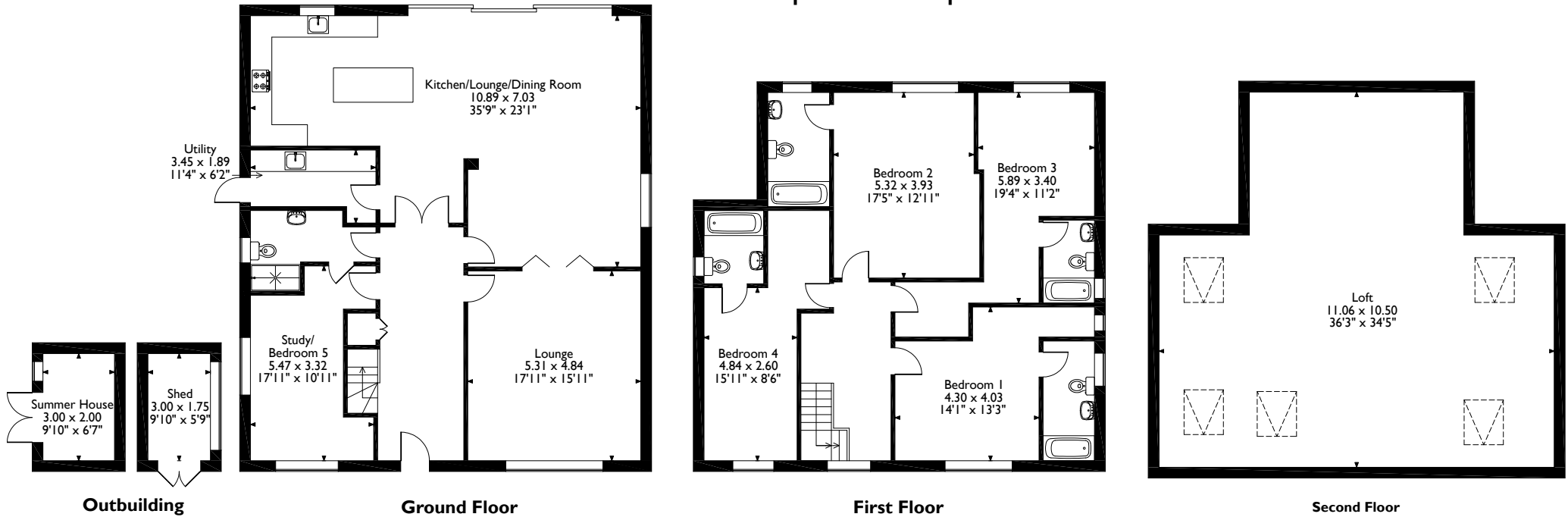
Local Authority: London Borough of Harrow

Council Tax: Band H

Energy Efficiency Rating: Band C



Waxwell Lane, Pinner
 Approximate Gross Internal Area
 Main House = 339 Sq M/3649 Sq Ft
 Outbuilding = 11 Sq M/118 Sq Ft
 Total = 350 Sq M/3767 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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