Andrew Pearce
PINNER

LAWRENCE ROAD, PINNER, MIDDLESEX, HA5 1LH

Offered for sale with no onward chain is a traditional style four bedroom semi-detached family home occupying a prime residential location within a short distance of Pinner town centre.

The property, constructed during the 1930's, offers a well-planned interior layout characterised by spacious living areas and well-proportioned bedrooms.

The interior space is well planned and covering a generous 1228sqft and briefly comprises entrance porch, downstairs cloakroom, front aspect reception room, rear reception overlooking the rear garden, fitted kitchen with a range of base and eyelevel units. Completing the ground floor layout is a fourth bedroom / study.

To the first floor, the landing leads to three double bedrooms and a modern shower room & separate WC.
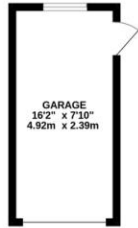
This family home is set on mature plot that offers a generous sized front and rear garden. There is a detached garage which is accessed via a driveway that provides off street parking for 2/3 cars. The rear garden is laid to lawn with a good sized patio area.
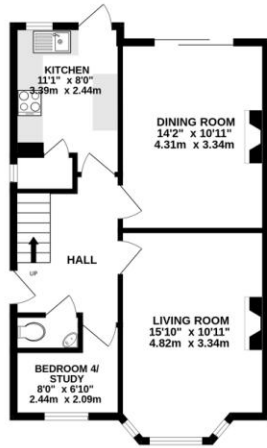
Lawrence Road is a highly sought after location consisting of mostly detached home's and is conveniently located within the current catchment of Cannon Lane Primary and Pinner High School. There is also a large park close by.

Pinner Village's historic High Street and Metropolitan Line Station providing easy access to Central London are within walking distance.
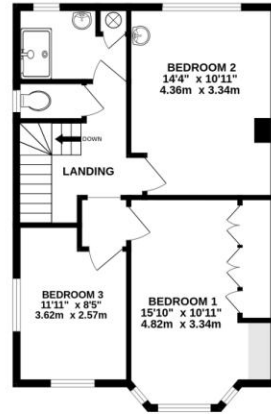
OUTBUILDING
127 sq.ft. (11.8 sq.m.) approx.

GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.

GARAGE
16'2" x 7'10"
4.92m x 2.39m

KITCHEN
11'1" x 8'0"
3.39m x 2.44m

DINING ROOM
14'2" x 10'11"
4.31m x 3.34m

HALL

UP

LIVING ROOM
15'10" x 10'11"
4.82m x 3.34m

BEDROOM 4/
STUDY
8'0" x 6'10"
2.44m x 2.09m

LANDING

DOWN

BEDROOM 2
14'4" x 10'11"
4.36m x 3.34m

BEDROOM 3
11'11" x 8'5"
3.62m x 2.57m

BEDROOM 1
15'10" x 10'11"
4.82m x 3.34m

TOTAL FLOOR AREA : 1228 sq.ft. (114.0 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**	62 D	
39-54	**E**		
21-38	**F**		
1-20	**G**		