



A UNIQUE FIVE BEDROOM, THREE BATHROOM RESIDENCE IN A PRIME LOCATION

The Dell, Pinner, HA5 3EW



**SEMI-RURAL LOCATION • KITCHEN/DINING/
LIVING ROOM • UTILITY ROOM • SUPERB
GARDEN ROOM / FIFTH BEDROOM •
FOUR FIRST FLOOR BEDROOMS • THREE
BATH/SHOWER ROOMS (ONE EN-SUITE) •
LANDSCAPED REAR GARDEN • OFF-STREET
PARKING • GARAGE • SCOPE TO EXTEND STPP**

Description

A unique and architecturally designed five-bedroom, three-bathroom detached family residence, nestled away on a premier road just moments from Pinner Village. This character property offers a total of 2,401 sq.ft across a generous plot of approximately 1/3 of an acre, with the potential to extend (STPP).

Upon entering the property, you are welcomed by a generous entrance hall with stairs to the first floor and a useful cloak/storage cupboard. Off the hallway is an impressive, open-plan kitchen / dining / living room that provides the ideal space for families, with the added benefit of access out to the garden patio. The contemporary kitchen features a variety of soft-gloss units with integrated appliances and Corian work surfaces, as well as having an adjoining utility room. Stairs from the ground floor lead down to a superb garden room that would work perfectly as a guest bedroom or a home office, with access to the garden also. Completing the ground floor is a good-sized study and a modern shower room.





To the first floor there is a gallery landing that is flooded with natural light, with views over the front garden. There are four well-appointed double bedrooms with one boasting an en-suite shower room, and a modern three-piece family bathroom.

The property occupies a plot of approximately a third of an acre, with a split-level, landscaped rear garden (approx. 100' x 70') and an imposing frontage. The rear garden features a mix of rockery, shrubs and flowerbeds with two patio areas and a lovely water feature. To the front of the property there is a driveway providing off-street parking, alongside a well-maintained garden and a garage.

Location

Situated off Waxwell Lane in the heart of Pinner, this property is conveniently located within easy reach of Pinner Village and a variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport links close by with the Metropolitan Line at Pinner Station or the Overground services at nearby Hatch End Station. The area is well served by local primary and secondary schooling, children's play areas and recreational facilities.

Additional Information

Tenure: Freehold

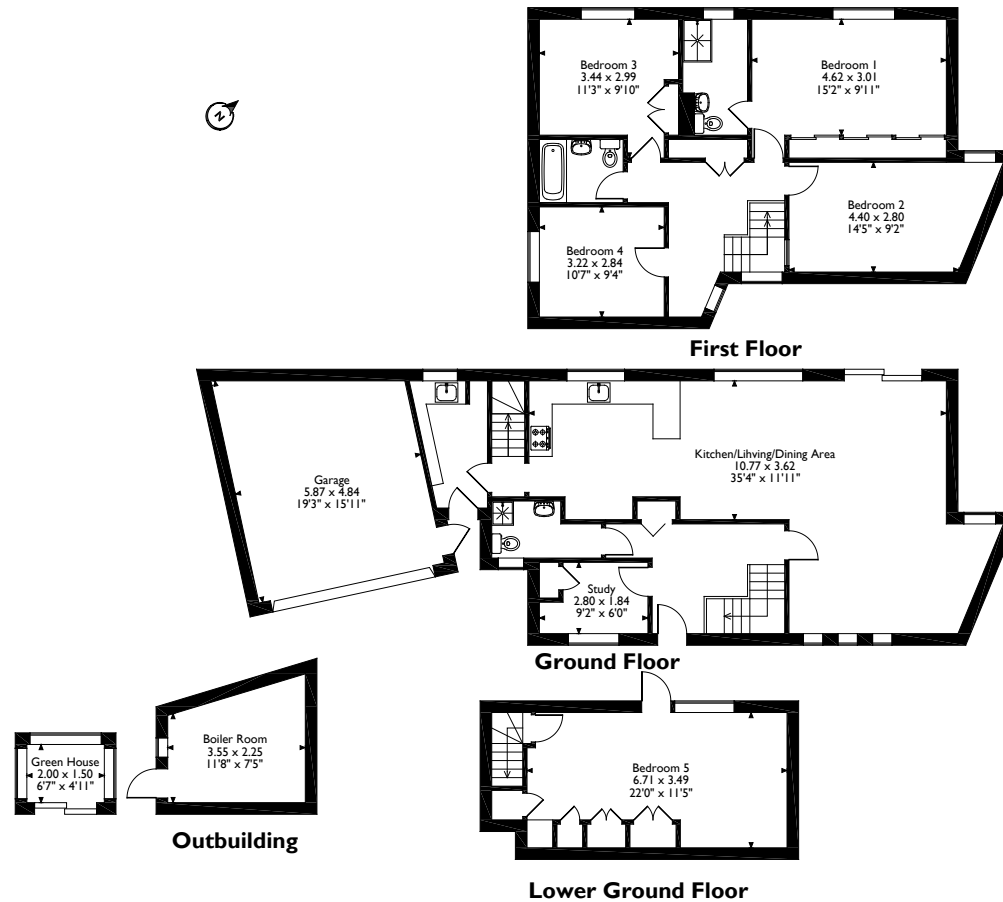
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band C



The Dell, Pinner
 Approximate Gross Internal Area
 Main House = 210 Sq M/2261 Sq Ft
 Outbuilding = 13 Sq M/140 Sq Ft
 Total = 223 Sq M/2401 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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