



A CHARACTER THREE BEDROOM FAMILY HOME IN THE HEART OF PINNER VILLAGE

Moss Lane, Pinner Village, HA5 3AL

**ROBSONS**

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**ENTRANCE HALLWAY • GENEROUS LOUNGE / DINER • WELL-EQUIPPED KITCHEN • CONSERVATORY • THREE DOUBLE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • ATTRACITVE REAR GARDEN • OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP)**

#### Description

Positioned in the heart of Pinner Village on one of the area's most desirable roads, is this character three-bedroom, two-bathroom family home, with an attractive rear garden and a sizeable frontage. The property has been well-maintained both inside and out, and offers someone the ideal backdrop to create the perfect family home.

The ground floor comprises a spacious entrance hall leading through to a large, front-aspect lounge / diner that is flooded with natural light, a well-equipped kitchen with integrated appliances, and a three-piece family bathroom. Completing the ground floor is a conservatory accessed via the kitchen. To the first floor there are three well-appointed bedrooms with one benefiting from an en-suite shower room.





Externally, this family home features a beautifully presented rear garden that is laid to lawn with shrub borders, and two outhouses for storage. There is also access to the garage for additional storage if required. The front of the property offers a sizeable frontage with a maintained lawn, a driveway allowing off-street parking for multiple cars and a garage.

### Location

Moss Lane is in the heart of Pinner Village, just a short walk from an array of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with a number of local bus routes easily accessible. Hatch End High Street is also close by, with the Overground Station providing a frequent service into London Euston.

The area is well served by primary and secondary schooling, including West Lodge, Pinner Wood and Grimsdyke Primary School, as well as Nower Hill High School. There are plenty of local parks, playgrounds and recreational facilities within the area.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: TBC



Approximate Gross Internal Area  
 Ground Floor = 72.3 sq m / 778 sq ft  
 First Floor = 55.4 sq m / 596 sq ft  
 Outbuilding = 16.8 sq m / 181 sq ft  
 Total = 144.5 sq m / 1,555 sq ft  
 (Including Eaves)

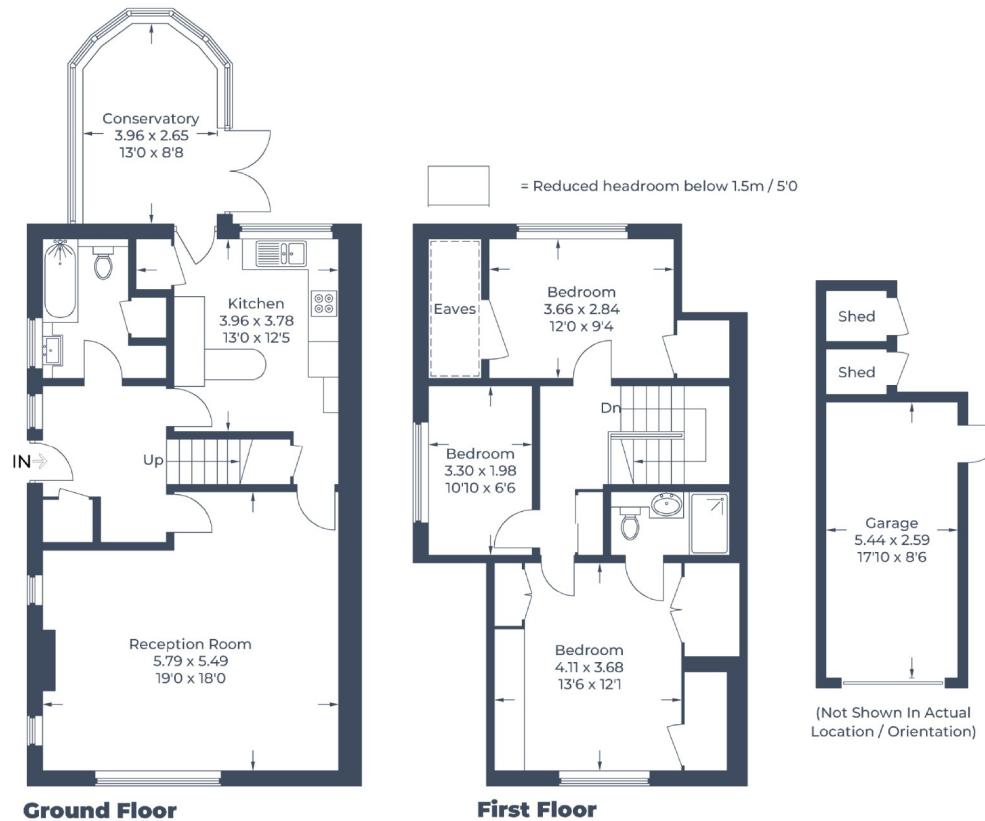


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