



Andrew Pearce  
PINNER

THE DELL, PINNER, MIDDLESEX, HA5 3EW





### **A Unique Detached Residence in Pinner Village,**

Nestled in a private road, this distinctive detached home is a rare gem on the market in Pinner Village. The residence boasts a generous 2,126 square feet of versatile living space spread across three levels, with potential for expansion (subject to standard planning permissions).

### **Elegant Interiors & Thoughtful Design**

Upon entering, you're greeted by an inviting hallway that leads to a spacious, dual-aspect living room featuring patio doors that open to a raised terrace with views of the garden. A separate dining room and study provide additional living areas, complemented by a ground floor WC and a well-appointed kitchen. The kitchen is equipped with an array of wall and base units set against contrasting worktops for a modern touch.

### **Comfortable Living Space**

Ascending the stairs to the second floor, you'll find the principal bedroom complete with a dressing area and ensuite facilities. Three additional sizable bedrooms and a family bathroom ensure ample space for family and guests. The lower ground floor houses a guest cloakroom, utility space, and access to a substantial double garage, presenting an ideal opportunity to transform into a self-contained annex or additional living space.

### **Private Outdoor Oasis**

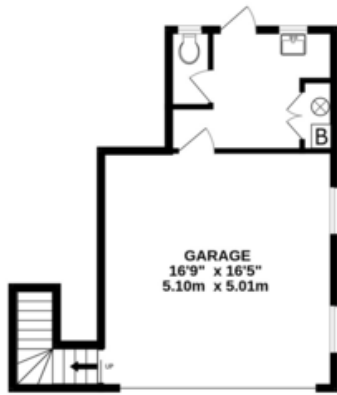
The property is embraced by mature trees along its perimeter, creating an intimate and exclusive atmosphere. An expansive lawn extends along the side and rear, while the front offers convenient off-street parking.



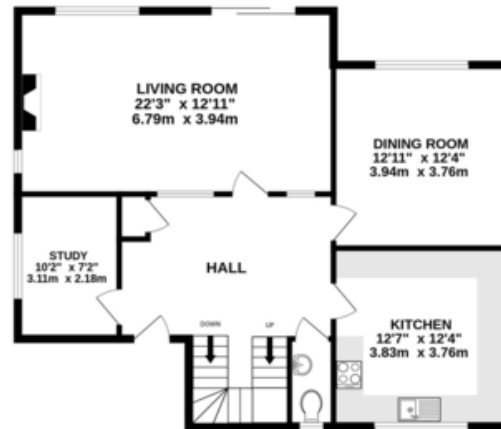
### **Desirable Location**

The Dell is a tranquil street situated just off Wawell Lane in the heart of the village. A brief stroll takes you to Pinner's array of boutique shops, eateries, cafés, and well-frequented supermarkets. Local bus services and the Metropolitan Line at Pinner station provide swift and regular connections to Central London and beyond. The locality is renowned for its excellent primary and secondary schools, children's parks, playgrounds, and recreational amenities, making it an ideal setting for family life.

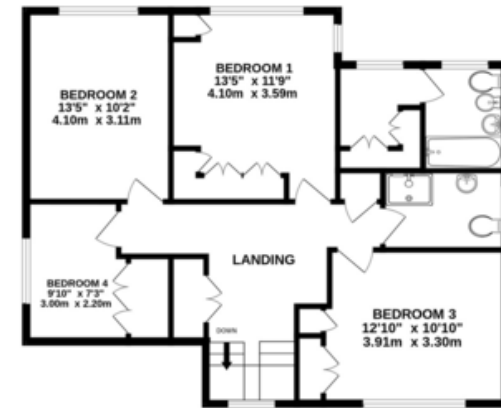
OUTBUILDING  
406 sq.ft. (37.7 sq.m.) approx.



GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 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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