



**Andrew Pearce**  
PINNER

**RAYNERS LANE, PINNER, MIDDLESEX HA5 5DJ**



### **Charming Family Home Perfect for Young Families!**

Welcome to this beautifully renovated three-bedroom semi-detached house, designed with families in mind! This lovely home has been thoughtfully updated over the past few years and is in fantastic condition, ready for you to move in and make memories.

Step inside and you'll find a welcoming storm porch leading to a spacious entrance hallway. To your left, a bright reception room features large double-glazed windows, perfect for cozy family time. The heart of the home is the stunning kitchen/breakfast room, where two rooms have been combined to create a generous space ideal for family gatherings. The kitchen boasts modern wall and base units, integrated appliances (including a double oven, washing machine, dishwasher, hob, and extractor), stylish countertops, and spotlights. Plus, patio doors open up to the garden, bringing in plenty of natural light.

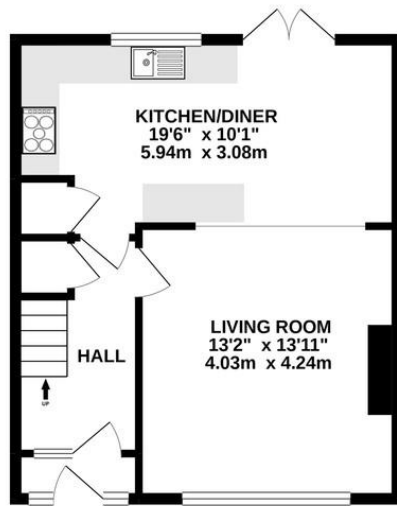
Upstairs, you'll find three comfortable bedrooms and a beautifully designed family bathroom, perfect for busy mornings.

Step outside to your private east-facing garden, approximately 80 feet long, featuring a lovely lawn and a patio area for outdoor fun. There's also a single garage for extra storage, accessible from the garden or shared driveway. Off-street parking for two cars is available at the front, along with a spacious lawn that could be paved for additional parking.

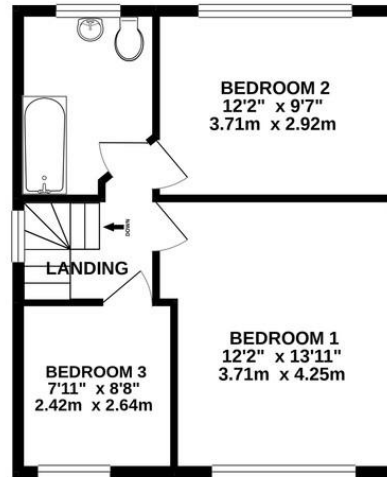


This home is conveniently set back from the road and is just a short distance from Rayner's Lane and Pinner, offering excellent transport links with both the Metropolitan and Piccadilly Line stations. Families will appreciate the proximity to great local schools, including Longfield Primary, Cannon Lane, and Pinner High.

GROUND FLOOR  
456 sq. ft. (42.4 sq. m.) approx.



1ST FLOOR  
452 sq. ft. (42.0 sq. m.) approx.



TOTAL FLOOR AREA: 908 sq. ft. (84.4 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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