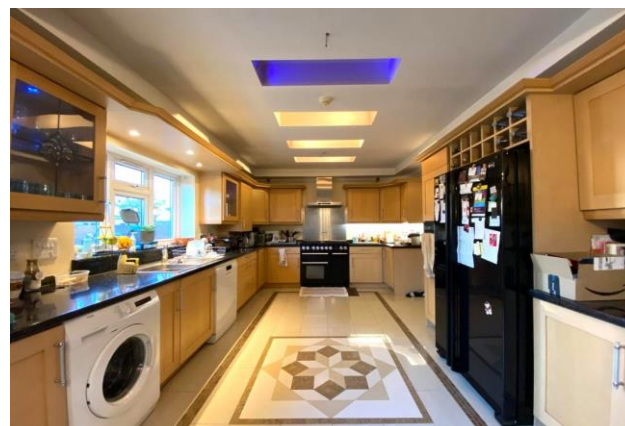
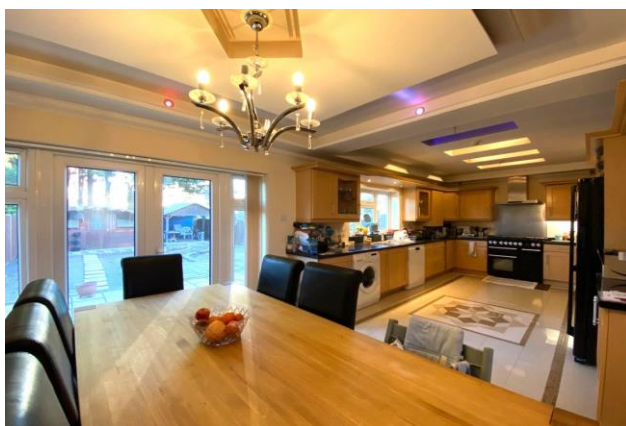




  
**Andrew Pearce**  
PINNER

RAYNERS LANE, HA5 5DJ

£930,000



**This semi-detached house is perfect for those seeking a modern lifestyle. It is located in a family-friendly and convenient setting, and boasts light and airy spacious interiors.**

This bay-front semi-detached house is perfect for those seeking a modern lifestyle. It is located in a family-friendly and convenient setting and boasts light and airy spacious interiors.

The property comprises: an entrance porch and hallway with built-in storage leads through to all downstairs rooms. A large through-lounge measuring 24 feet in length with contemporary LED lighting throughout, a spacious kitchen/diner with tiled flooring and French doors leading out to the garden. The kitchen features high quality wooden fitted units with gloss black granite counter tops. Finishing off the downstairs layout is a cosy snug room with a shower room just off it. This space could be used as sixth bedroom with ensuite if needed.

To the first floor are four light-filled double bedrooms with built-in wardrobes and a family bathroom. Lastly, the master bedroom resides in the loft conversion, with an ensuite and storage remains in the eaves.

Outside, the back garden has been landscaped and enjoys a large patio area and pergola, making it a great place to host and entertain in the summer. There is also a log cabin providing more storage space, or perhaps it could be used as an office or gym. To the front of the house is a private driveway with space for two cars and an electric charging point.

Rayners Lane is located within walking distance of Pinner, North Harrow, and Rayners Lane high streets. These areas offer a variety of shops, eateries, and bus routes. This portion of the road also boasts being in the catchment for great schools such as Pinner High, Longfield Primary & Buckingham Prep. Rayners Lane Metropolitan & Piccadilly line station is a 10 minute walk away.

**Council Tax Band E - £2794.40**

**EPC Rating - C**

GROUND FLOOR  
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.2 sq.m.) approx.



2ND FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 1892 sq.ft. (175.8 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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