



KEY FEATURES

- Semi Detached Home
- Chain Free Sale
- Huge Potential To Extend (STPP)
- Garage
- Located On One Of The Most Desirable Roads In Pinner
- Driveway
- Council Tax Band F
- EPC Rating D
- Tenure: Freehold

NEAREST STATIONS

Pinner Station 0.3 miles

Hatch End Station 1.0 miles

Headstone Lane Station 1.1 miles

Situated in the heart of Pinner just moments from the village and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include local bus links and the Metropolitan Line at nearby Pinner tube station (walking distance) that provides a fast and frequent service into Central London and beyond. The area is well served for primary and secondary schooling and children's parks/playgrounds.



Lawrence Rand Estate Agents is pleased to present this wonderful three-bedroom semi-detached family home, positioned on one of Pinner's most desirable residential roads. Offering generous living accommodation, an expansive private rear garden and excellent potential to extend (STPP), the property is perfectly suited to families seeking a high-quality home in a prime location. Pinner Village, outstanding local schools and excellent transport links are all close by, adding to its appeal.

The ground floor comprises two bright and spacious reception rooms, providing flexible living and entertaining space. The rear kitchen enjoys views over the garden and offers scope for updating or redesigning, with the possibility of creating an open-plan kitchen/dining area, subject to the usual consents.

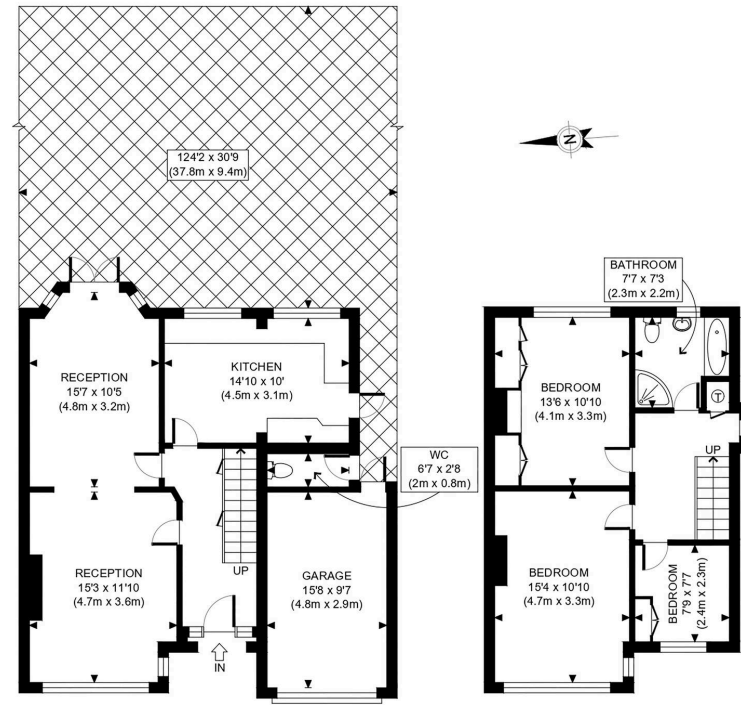
A guest WC and internal access to the integrated garage complete the ground floor. The garage offers valuable storage and potential for conversion if desired.

To the first floor, the property offers three well-sized bedrooms—two generous doubles and a versatile single room suitable as a study, nursery, or guest room—served by a modern family bathroom.

Outside, the property benefits from a substantial rear garden measuring approximately 124 ft, providing excellent privacy and ample space for outdoor entertaining, children's play or future landscaping plans. To the front, there is driveway parking and access to the garage.

With its sizeable plot, versatile layout and exceptional location, this property represents an outstanding opportunity for families looking for a long-term home with room to grow.





This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

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