



A SUBSTANTIAL SEVEN BEDROOM FAMILY RESIDENCE ON A 0.74 ACRE PLOT

Paines Lane, Pinner Village, HA5 3BT

**ROBSONS**

**CHARACTER PROPERTY • 4,103 SQ.FT • 0.74 ACRE  
PLOT • THREE RECEPTION ROOMS • KITCHEN /  
BREAKFAST ROOM • STUDY • GUEST CLOAKROOM •  
SEVEN BEDROOMS • TWO BATHROOMS (ONE  
EN-SUITE) • GAMES ROOM • OFF-STREET PARKING •  
GARAGE • JACUZZI & SAUNA ROOM • AMPLE SCOPE  
TO EXTEND (STPP)**

### Description

A grand 1800s detached residence offering an abundance of space and character across three floors, with a total of 4,103 Sq. Ft, as well as a spectacular rear garden on a plot spanning 0.74 acres. This impressive residence combines classic charm and modern potential, with a versatile layout and ample outdoor space. Ideal for family life, the property is perfectly placed for a choice of local schools, as well as local amenities, and excellent transport links.

Along with its original features, the property comprises a welcoming entrance hall and guest cloakroom, three generous reception rooms, a kitchen/breakfast room with a utility area, and a study. In addition, there is a store room to the side of the property, and a Jacuzzi & Sauna room accessed via an undercover patio.

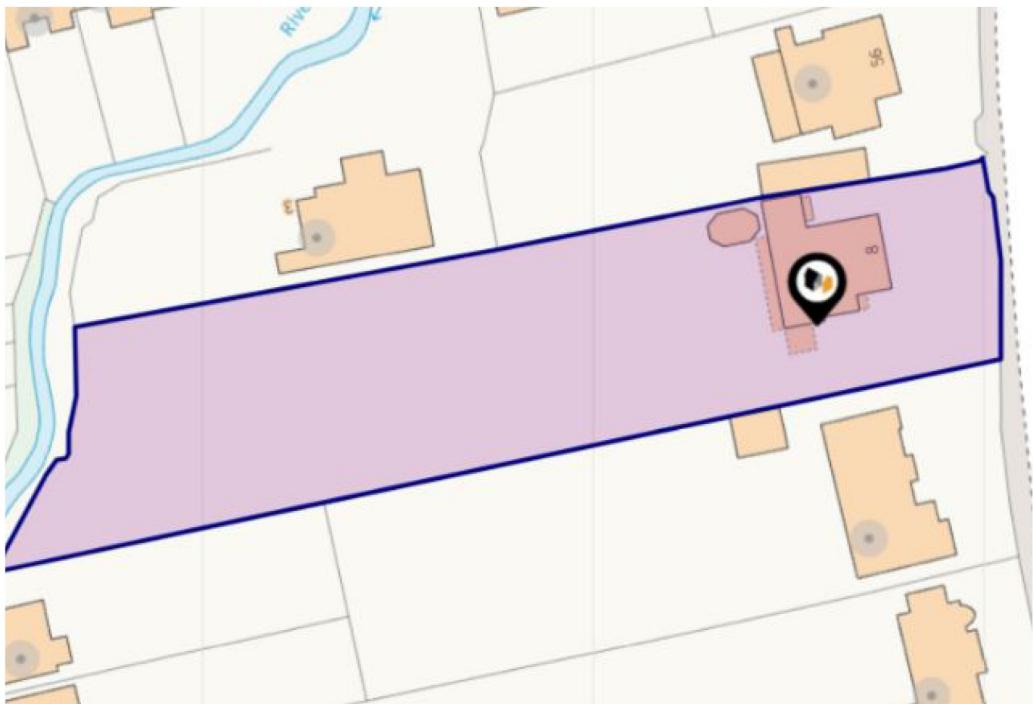
Five good-sized double bedrooms are all located on the first floor, with the master bedroom boasting an en-suite bathroom, a dressing room, and a private balcony overlooking the garden. There is a four-piece family bathroom, and a large games room also on the first floor, with the second floor hosting two additional double bedrooms. The games room links to two of the bedrooms, and can be accessed via the garage also.













The generous plot (0.74 acres) allows for a spectacular rear garden with a beautifully laid lawn and a vast variety of established shrubs, trees and maintained flowerbeds. A patio area provides the perfect setting for alfresco dining, with the garden overall providing a peaceful and private setting. Off-street parking is available at the front of the property, via a carriage driveway, along with a garage.

### Location

Paines Lane is just moments from Pinner's amenities, with Hatch End High Street also close by, both of which offer a variety 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 Hatch End Station providing connections to London Euston via the Overground. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, with Pinner Wood, West Lodge and Grimsdyke Primary Schools all within close proximity.

### Additional Information

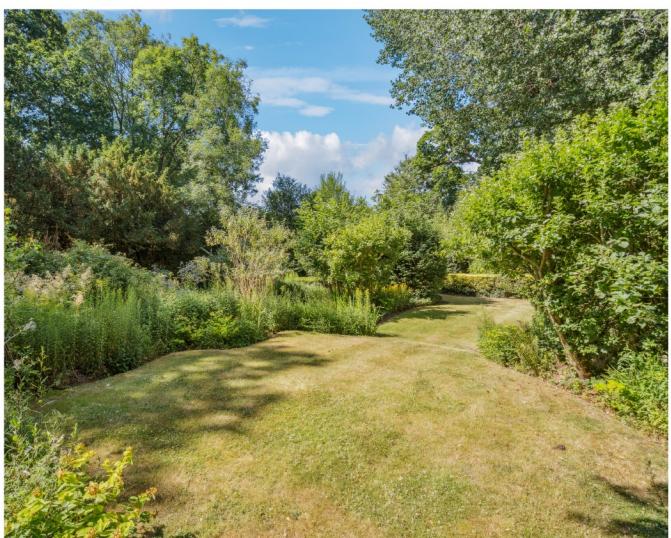
Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: H

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonsweb.com](http://www.robsonsweb.com) or call us on: 020 8866 8083.



# Paines Lane, Pinner Village HA53BJ

Approximate Gross Internal Area

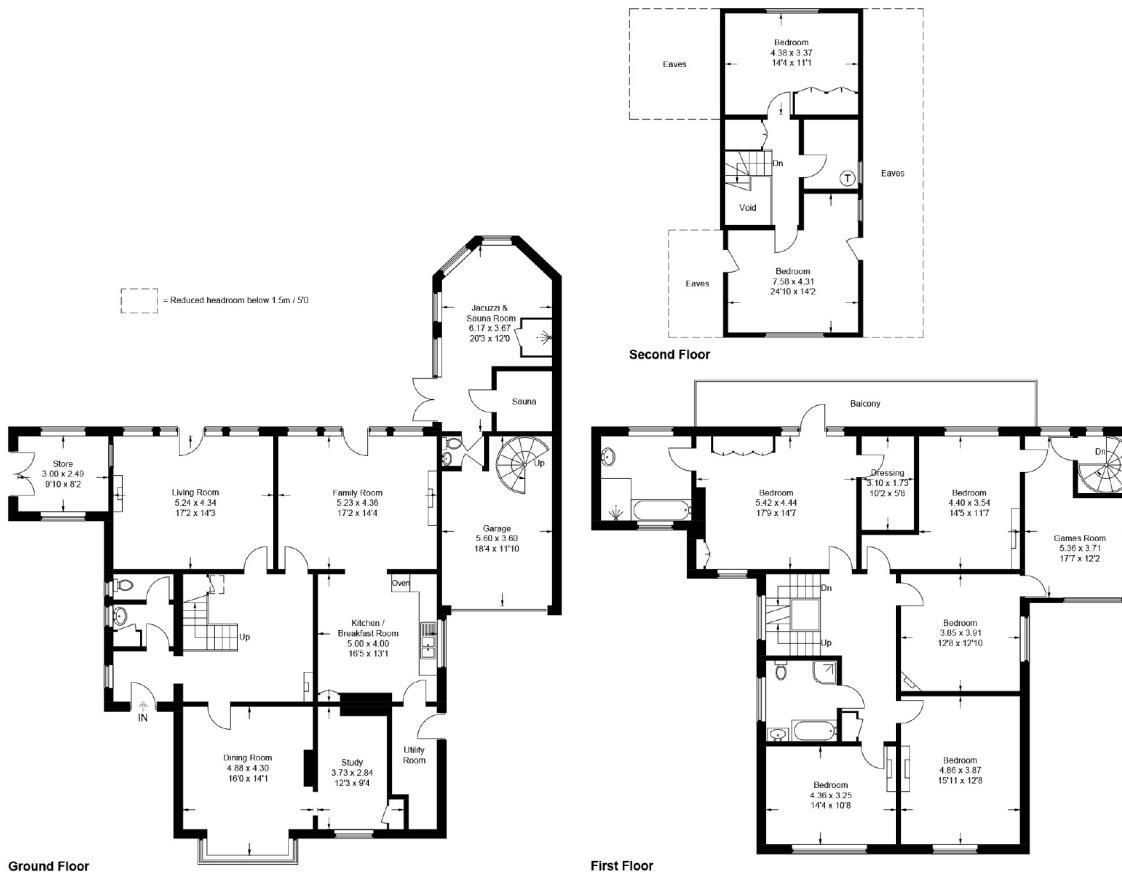
Ground Floor = 132.3 sq m / 1,424 sq ft

First Floor = 152.8 sq m / 1,645 sq ft

Second Floor = 46.1 sq m / 496 sq ft

Garage / Pool House / Store = 50.0 sq m / 538 sq ft

Total = 381.2 sq m / 4,103 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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