



A CHARACTER FIVE BEDROOM FAMILY HOME IN THE HEART OF PINNER

Love Lane, Pinner, HA5 3EX

ROBSONS

Love Lane, Pinner, HA5 3EX

ENTRANCE HALLWAY • TWO RECEPTION ROOMS • BULLET KITCHEN/BREAKFAST ROOM • FAMILY ROOM/GARDEN ROOM • PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM • FOUR FURTHER BEDROOMS • FAMILY SHOWER ROOM • SIZEABLE REAR GARDEN • OFF-STREET PARKING & GARAGE • SCOPE TO FURTHER EXTEND (STPP)

Description

A vibrant five-bedroom, two-bathroom family home with period features, high ceilings and character throughout, providing over 2,660 sq. ft of comfortable living space for the growing family to enjoy. Set in a prime location, the property is just moments from Pinner High Street and an array of local shopping facilities, with a choice of highly regarded schools within easy reach.

The ground floor comprises a welcoming entrance hallway, two generous reception rooms, with one benefiting from access to the garden, and a well-equipped kitchen/breakfast room. The kitchen has access to the garage, ideal for storage, which in turn leads through to a utility area, a family/garden room and a guest WC.





To the first floor there are four well-appointed bedrooms, and a modern family shower room, with the second floor hosting the principal bedroom complete with an en-suite. The property offers a sizeable rear garden that is part lawn and part patio, with established shrub borders. Off-street parking is available at the front of the property, via your own driveway, along with a garage.

Disclaimer: The bathrooms have been updated since the floor plan was carried out, so please be aware that the layouts of the bath/shower rooms differ from those shown on the plan.

Location

Love Lane is in the heart of Pinner, within walking distance of local shopping facilities, restaurants, coffee houses and popular supermarkets. Alternatively, Hatch End High Street is also close by. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with the Overground available at Hatch End Station just a short distance away. There is also easy access to a number of local bus routes. The area is well served by primary and secondary schooling, including West Lodge, Pinner Wood and Grimsdyke Primary Schools.

Additional Information

Tenure: Freehold

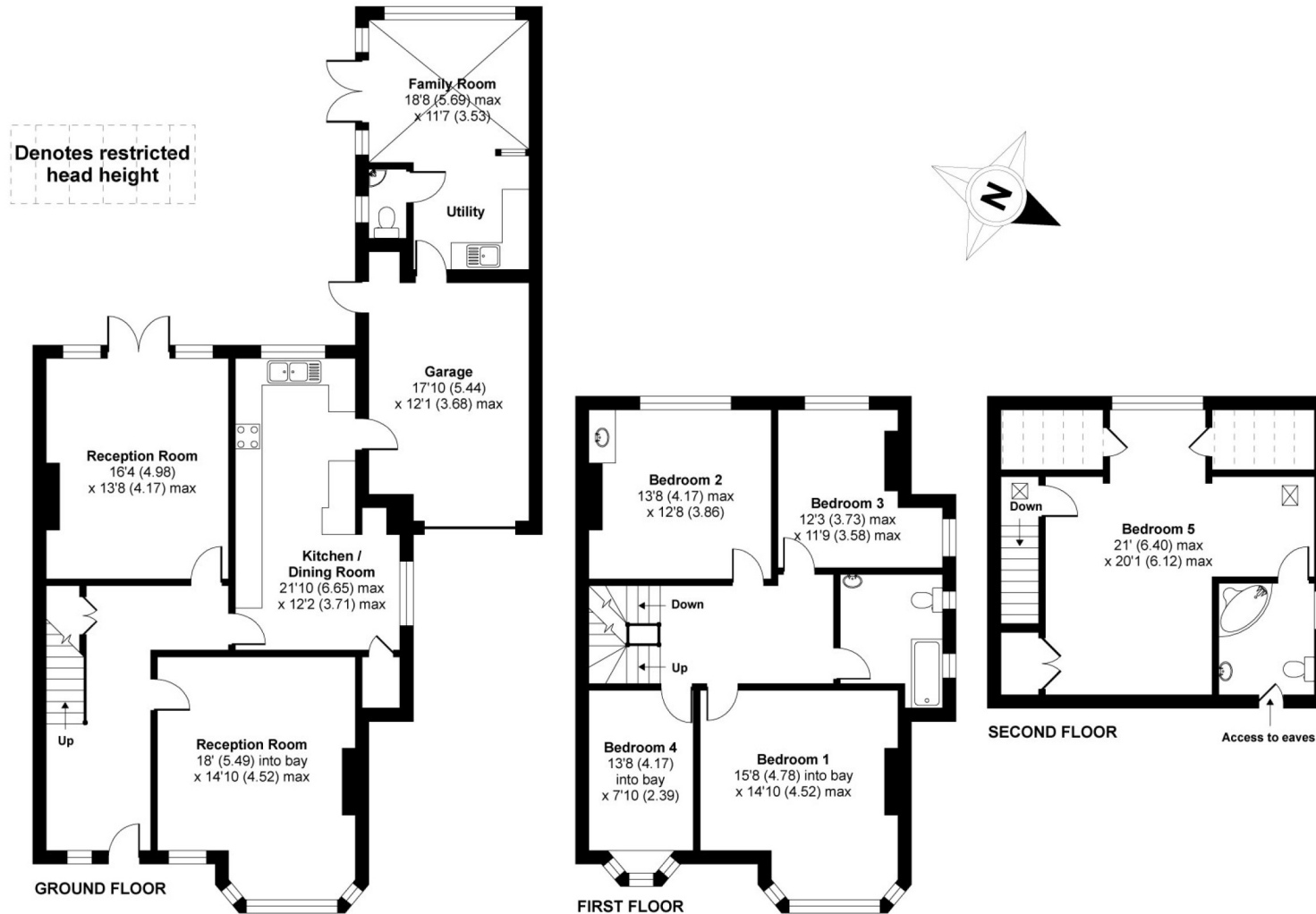
Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: E



APPROX. GROSS INTERNAL FLOOR AREA 2668 SQ FT 247.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Robsons REF : 133301



1 High Street, Pinner HA5 5PJ
Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.