





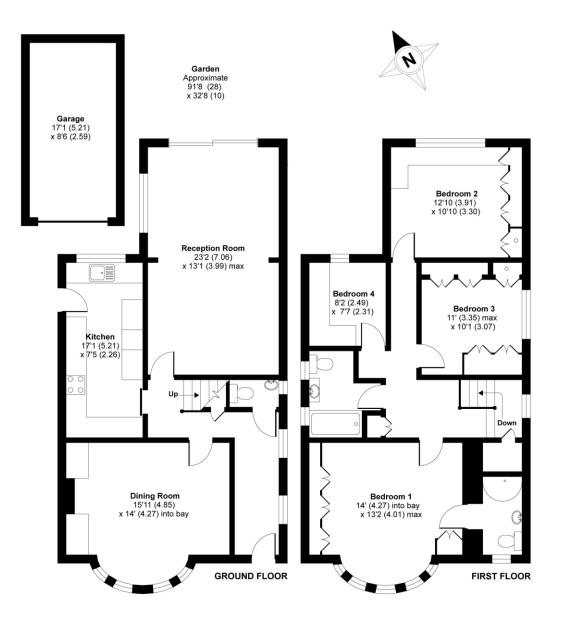
Offering discerning buyers a fine detached four bedroom home that's been extended and sympathetically modernised throughout. Located in Pinner's most desirable and Historic Lanes this rarely available property shouldn't be missed.

Moss Lane is one of Pinner's most desirable Lanes within a short walk of Pinner Village which offers a range of boutique shops, desirable gourmet restaurants, Marks and Spencer and easy access to Central London and the Home Counties via the Metropolitan Lane Station. The A41, A40 and M25 motorway connections are within a short drive. Accommodation comprises; welcoming entrance hall way with wooden flooring, guest cloakroom, a spacious dining room with feature fireplace, bay window to the front aspect, bespoke bookcases and wooden floor. The rear reception room has been extended to create an attractive parquet wooden floor space for both living and entertaining with patio doors leading to the rear garden. A spacious galley kitchen with very well appointed bespoke units at both base and eye level, with contrasting work surfaces and a large window overlooking the rear garden. Furthermore, the kitchen is fitted with two single ovens, gas hob and has plumbing space for a washing machine and dishwasher. A water softener has also been installed. Stairs lead to the first floor landing where the property offers four spacious bedrooms, including the master bedroom which has fitted bespoke wardrobes and a desirable modern en-suite shower room. The well-appointed family bathroom has recently been renovated to modern standards. Outside the property has a secluded rear garden that's approximately 90ft in length and is mostly laid to lawn with trees and mature shrub borders.

The front garden is approximately 30ft and there is a paved driveway. Detached Garage own drive.

Important Notice

We have prepared theseproperty particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Andrew Pearce.



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. This floor plan was constructed using measurements provided to Niche Communications by a third party.

Copyright nichecom.co.uk 2016 Produced for Andrew Pearce REF : 144347









Andrew Pearce Property Consultants & Chartered Surveyors

Tel: 020 8866 9696

www.andrew-pearce.co.uk

9 Bridge Street, Pinner