




Andrew Pearce
PINNER

WAXWELL LANE, PINNER, HA5 3EN £550,000



We are thrilled to present a stunning two-bedroom Victorian terraced cottage in the heart of Pinner Village. This exquisite property boasts original character features seamlessly integrated with modern style.

The home welcomes you with a cozy front aspect living room, featuring a traditional fireplace and wood flooring, complemented by tastefully fitted cabinets. The space transitions seamlessly into a stylish kitchen diner, boasting bespoke units and state-of-the-art integrated appliances.

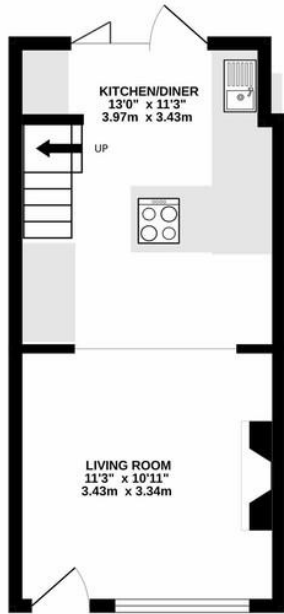
Ascending the staircase, the first floor reveals a spacious double bedroom with ample fitted wardrobes and a chic family bathroom, complete with a clawfoot tub shower. The second floor hosts an additional bright and airy double bedroom, offering generous storage.

The outside features a serene rear garden with a delightful patio area and a quaint summer house, ideal for relaxation and entertainment as well as a potential office space.

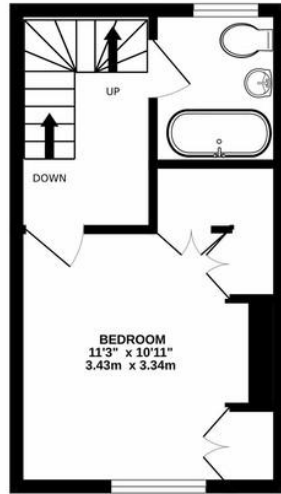


Located on Waxwell Lane, a street renowned for its distinctive character properties, this home is just a stone's throw away from Pinner High Street and the convenience of the Metropolitan Line tube station.

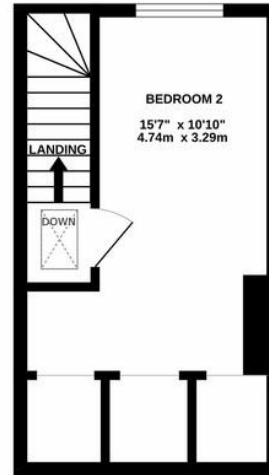
GROUND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.8 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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