



  
**Andrew Pearce**  
PINNER

**RAYNERS LANE, PINNER, HA5 5DL**





A purpose built four bedroom detached family home located on a substantial corner plot ( 0.17 acre approx.).

The property is in good condition throughout and has fantastic potential to extend, subject to the relevant planning consents.

Accommodation comprises; welcoming entrance hallway with guest cloakroom, front aspect reception room a feature fire place, double rear reception room overlooking the rear garden open to a lovely conservatory. The fitted kitchen is well appointed with a range of wall and base mounted units and there is a door to the double garage.

The first floor bedrooms offer flexible accommodation throughout and comprise of four bedrooms, all of a good sized and a shower room.

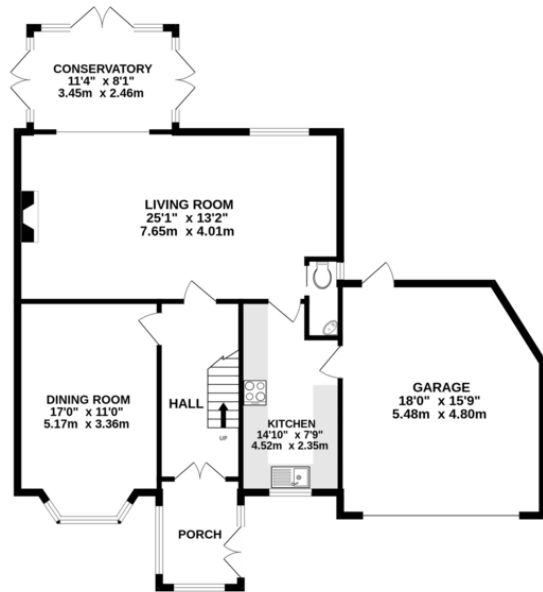
The substantial frontage provides off road parking with ample space for multiple vehicles, accessed via the slip road on Whittington Way and has access to the double garage. To the rear is a secluded garden which is mostly laid to lawn and has a raised patio



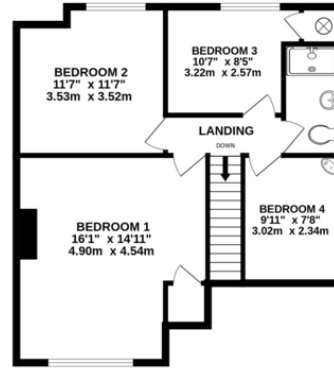
Rayners Lane is located within a short walk of three Metropolitan line tube stations and very close to the area's outstanding schools.

As the vendors sole appointed agents, Andrew Pearce highly recommend an internal inspection and offer this home for sale with no onward chain.

GROUND FLOOR  
1119 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1732 sq.ft. (160.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



