




Andrew Pearce
PINNER

LOVE LANE, PINNER VILLAGE, PINNER, MIDDLESEX HA5 3EX



A Stunning Edwardian Five-Bedroom Home with Modern Upgrades located in the heart of Pinner Village.

This exceptional Edwardian five-bedroom, two-bathroom residence, where historic charm meets contemporary living. Located in a family-friendly neighbourhood, this home boasts an array of desirable features and meticulous upgrades. Key Features: Extensive extensions enhancing the living space, updated radiators and flooring, relocated bathroom for improved layout and functionality.

Interior Highlights: Neptune Kitchen, a beautifully designed kitchen featuring top-of-the-line fixtures. Lacanche Oven, Integrated Appliances includes a dishwasher and fridge/freezer for seamless convenience, Parian Marble Worktops elegant and durable, adding a touch of luxury to the kitchen.

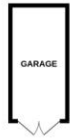
Living Spaces: Original Fireplaces: Front living room features a gas fireplace, while the back one remains in active use, retaining the home's original charm. Servant Bells: Original and fully functional, located at the kitchen entrance, adding a unique historical element. Additional highlights; Insulated Flooring: Ensures warmth and reduces energy costs New Boiler: A two-year-old Baxi boiler providing reliable heating.



Beautiful rear garden extending to approximately 100ft with a large patio area ideal for entertaining. Front garden with off street parking and a single detached garage.

Love Lane in Pinner Village is a charming and historic area. Pinner itself is known for its picturesque streets, historic buildings, and a strong sense of community. The area is served by several well-regarded schools, making it popular with families. Schools like West Lodge Primary School and Pinner High School have good reputations.

OUTBUILDING
130 SQ. FT. (12.1 SQ. M.) APPROX.



GROUND FLOOR
1279 SQ. FT. (118.2 SQ. M.) APPROX.



1ST FLOOR
775 SQ. FT. (71.8 SQ. M.) APPROX.



2ND FLOOR
343 SQ. FT. (31.9 SQ. M.) APPROX.



TOTAL FLOOR AREA : 2327 sq.ft. (216.2 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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