

West End Lane

Pinner • • HA5 1AE
Asking Price: £1,375,000



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Welcoming you into this stunning tucked away three bedroom detached house right in the heart of Pinner. The property ticks every box with a beautifully scoped garden, a driveway for multiple cars and newly refurbished throughout. It's warm homely feel will grip you from the moment you open the front door, it's flooded with natural light throughout and is fully of character. To add to the list of sellable features it's also stoned throw away from the local schools as well as the local high street which explodes with life and the station with convenient access into central London.

Detached House

Three Bedrooms

One Bathroom

Newly Refurbished

Excellent Location

Driveway

Characteristic

Wrap around Garden

Naturally Lit

1318sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

West End Lane is a delightful, sought-after residential road ideally located in the heart of Pinner, within close proximity to the High Street's variety of shops, restaurants, outstanding schools and amenities. Pinner Station houses the Metropolitan line which offers swift and regular connections to Baker Street and the City. There are a number of highly regarded schools in the area including West Lodge Primary school, Pinner High and Pinner Park Junior School. There is also a pick up point for Haberdashers School within walking distance. For the motorist, the A40 and M25 are both a short drive away, and also provide access to Central London and surrounding areas.

Description

Opening up the charismatic front door you are immediately hit with a warm feeling. The all important WC sits on the right. The left flows into the dining room which is flooded with natural light throughout. The large fitted kitchen sits just off to the left and you'll also find access to the large cosy 17ft living room. The downstairs is completed with a conservatory area which provides gorgeous views of the onward garden. The stairs lie just in front of the conservatory and so heading up to the top you'll see a landing freshly carpeted and the first room on the right sits the second bedroom. This is a large second bedroom and is equipped with built in storage. You'll also notice that the first floor boasts incredibly high ceilings to add to the character of this beautiful home. Following on down the landing you will come across the largest of all bedrooms, again with the luxury of plenty of storage cupboards. Finally adjacent to this sits the smaller bedroom which is a comfortable double room too and this too houses storage space. Last but not least you have the modernised family bathroom. It is also worth mentioning that all along the hallway sits double hung sash windows which enhance the natural light flooding the entire property.

Outside

To the front of the property sits a gate for security as well as an impressive driveway fit for a few cars for off street parking. There is side access which follows on to a beautifully spacious garden. It is predominantly laid to lawn but there is also an outer house which is currently used as a gym and storage but is large enough for garden office use if the need is there. There is also a large patio area which follows on from the conservatory which can be used for outdoor social gatherings.



Schools:

West Lodge Primary School (0.10 miles)
Harlyn Primary School (0.70 miles)
Pinner High (0.78 miles)



Train:

Pinner (0.42 miles)
Eastcote (1.00 miles)
North Harrow (1.15 miles)



Car:

M4, A40, M25, M40



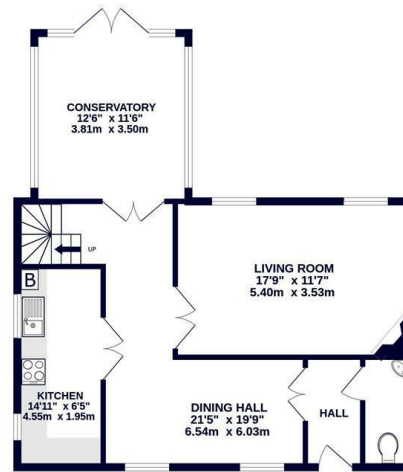
Council Tax Band:

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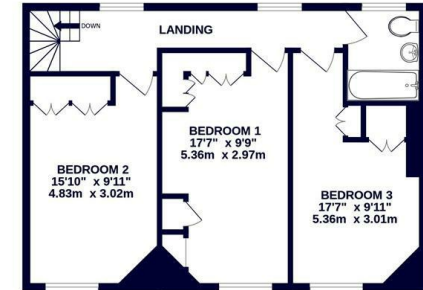
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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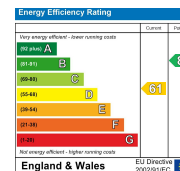


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