

# Rayners Lane

Pinner • • HA5 5DJ  
Asking Price: £995,000



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Pinner • • HA5 5DJ

This is a distinctive and well proportioned family home, this property is a five bedroom, three bathroom semi-detached house, which offers a contemporary and traditional charm. Situated at a prime location within easy reach of local amenities, this sizeable extended semi presents a thoughtful design and spacious living.

Five Bedroom

Three Bathroom

Two Reception Room

Private Driveway

Extended Semi Detached

Contemporary Living

Landscape Garden

Close To Amenities

Loft conversion

1829.sq.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.







### **Description**

Entering the house, you are greeted with the spacious living space that follows into each room. There is a large living room that leads into the extended kitchen/dining area. There is an additional room on the ground floor and also a modern shower room. The property provides five well-appointed bedrooms, providing more than enough space for a growing family or for accommodating guests. On the first floor, there are three double bedrooms, a fourth single bedroom and a modern family bathroom. The top floor is where you will find the spacious master bedroom and en-suite. Having three bathrooms - one on each floor, offers sought after convenience.

### **Location**

The location offers a unique advantage, with several local schools within close proximity, making it an attractive option for families with children. Its proximity to the train station provides easy access to public transport and rail travel options, ideal for those who rely on these modes of transport.

### **Outside**

The property benefits from driveway parking, eliminating the daily hassle of searching for a space, to the rear there is a low maintenance landscaped garden.



### Schools:

Buckingham Preparatory School 0.2 miles  
Longfield Primary School 0.2 miles  
St John Fisher Catholic Primary School 0.5 miles



### Train:

North Harrow Station 0.5 miles  
Rayners Lane Station 0.5 miles  
Pinner Station 0.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

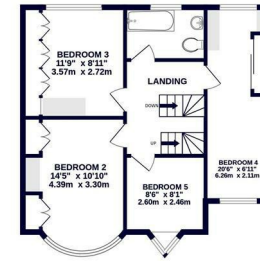
(Distances are straight line measurements from centre of postcode)



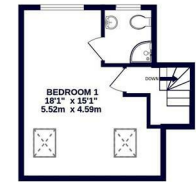
GROUND FLOOR  
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



2ND FLOOR  
287 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 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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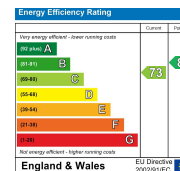


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