




Andrew Pearce
PINNER

LYNTON ROAD, HARROW, HA2 9NS

£750,000



A stylish, four bedroom, three bath / shower room family home, extended and renovated throughout to the very highest of standards.

The smart contemporary interiors have been enhanced with fine attention to detail, showcasing the high quality craftsmanship that has been undertaken. The interior space has been very well planned and is characterised by spacious, open plan living areas and a generous internal floor plan of circa 1475 sq. ft. (1769 sq.ft. including outbuildings) Fresh, neutral décor and high quality flooring and fixtures are in abundance.

The accommodation comprises: Fully enclosed porch, entrance hallway, leading through to a contemporary kitchen, which is extensively fitted with a range of streamlined units, granite counter tops and a host of integrated appliances.

A real feature of the property is the spacious rear aspect living room, with an electric roof light window, allowing plenty of natural light to flow through. The living room features marble tiled flooring with underfloor heating. Bi-fold doors lead out to the rear garden. The ground floor also accommodates an adjoining sitting room, utility room with a mega flow tank, Vaillant combination boiler and plumbing for a washing machine. A luxury fully tiled showerroom completes the ground floor.

To first floor, there are two good size double bedrooms, both of which feature bespoke wardrobes, and a single third bedroom. The main bathroom features a contemporary suite and is neatly finished with tiled walls and flooring.

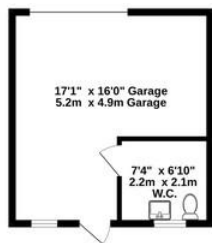
To the second floor, the original loft space has been expertly converted to create a stylish principal bedroom, featuring an extensive range of bespoke wardrobes along with an en-suite shower room. There is also plenty of eaves storage space.

Outside, the private driveway to the front provides off street parking for two cars. To the rear, the garden is laid to lawn with a tiled patio and pathway, set within fenced boundaries. A newly constructed garage, with electric roller door is situated to the rear with a fully plastered and decorated interior and a cloakroom with a W.C. and sink. The garage would lend itself to a variety of uses.

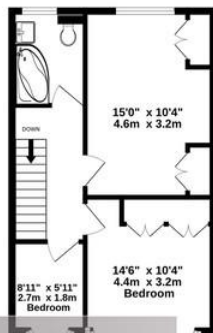
Lynton Road is a pleasant tree lined road and the property is situated approximately 15 minutes walk to Rayners Lane station. Nearby schools include Roxbourne & Newton Farm infant schools and Rooks Heath College.

The property is offered for sale chain free.

GROUND FLOOR
1021 sq ft. (94.8 sq m.) approx.



1ST FLOOR
449 sq ft. (41.7 sq m.) approx.



2ND FLOOR
299 sq ft. (27.8 sq m.) approx.




Andrew Pearce

TOTAL FLOOR AREA : 1769 sq. ft. (164.3 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.
Made with Metropix ©2025



