




Andrew Pearce
PINNER

HIGH WORPLE, RAYNERS LANE, HA2 9SJ

£669,950



A well-presented, three bedroom semi-detached family home, in a highly convenient location, featuring extended accommodation to the ground floor.

The interior layout comprises:

Extended entrance hallway with under stairs storage, leading through to a spacious through living / dining room with a large bay window to the front and French doors into the extended kitchen. Both chimney breasts have been removed, providing more space. Stretching across the rear of the property is the kitchen, which is extensively fitted with a range of modern units, ample counter tops and an integrated oven and hob. Completing the ground floor is a contemporary shower room/wet room with wash basin and W.C. neatly finished with tiled walls and flooring.

To the first floor, the landing leads through to all rooms including the principal bedroom with a front aspect bay window and fitted wardrobes, a second very spacious double bedroom to the rear, also featuring fitted wardrobes and a single third bedroom. Completing the overall layout is a modern, four-piece family bathroom with shower and bath.

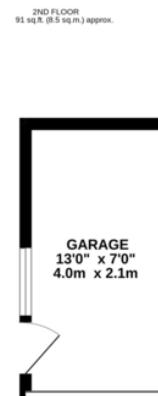
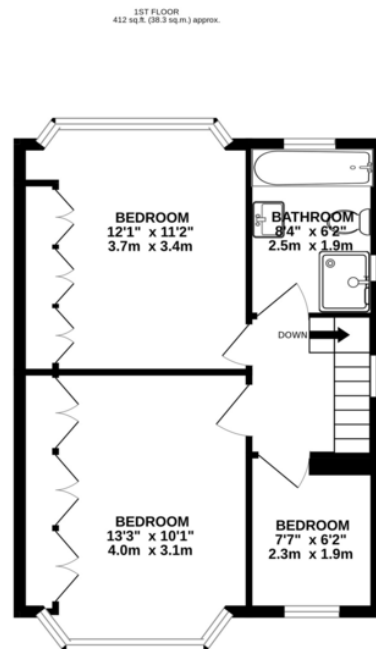
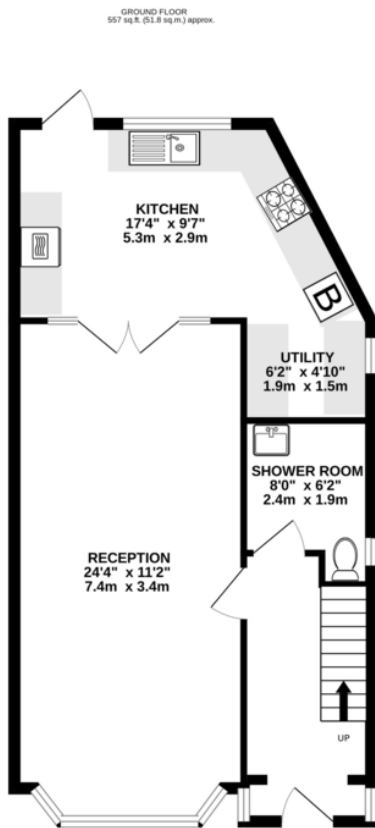
Access to the loft is via the hatch on the landing and it would lend itself ideally for conversion into a further en-suite bedroom.

Outside, the block paved driveway to the front provides off street parking for two cars. To the rear, the neat and tidy garden is laid mainly to lawn with a concrete patio. A garage is situated to the rear right of the property providing plenty of storage.

The property is located within a short stroll of Rayners Lane Metropolitan & Piccadilly Line station and local schools include Roxbourne and Newton Farm Primaries, along with Heathlands, Whitmore and Rooks Heath college.

Offered for sale 'Chain Free'

Council Tax Band D - £2286.32



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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