




Andrew Pearce
PINNER

LYNTON ROAD, HA2 9NH

£775,000



A stylish five bedroom end of terrace extended family home, occupying a highly convenient location, quietly situated, yet close to the shopping and transport facilities at Rayners Lane.

Nestled on a large corner plot, this beautifully presented home offers an abundance of space and potential. With a double-storey side extension, the property boasts four generously sized double bedrooms and an additional room downstairs that could be used as an office or bedroom with ensuite.

The heart of the home is the spacious kitchen/diner, which offers a fantastic open-plan space for both everyday living and entertaining. The modern kitchen is well-equipped with integrated appliances, plenty of storage and worktop space, while the dining area provides a perfect spot for family meals or hosting friends. The kitchen / diner also enjoys the benefit of underfloor heating and bi-fold doors that open into the beautifully maintained garden.

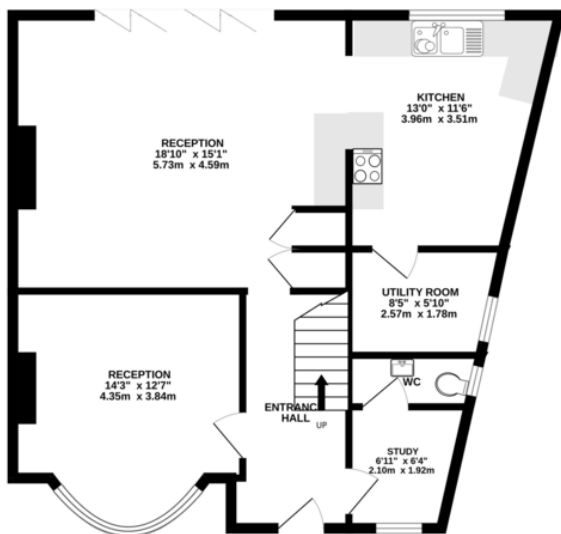
The property features a well-appointed family bathroom, master bedroom ensuite and a convenient ground-floor W/C, ensuring there's no shortage of facilities for a growing family. Additionally, a separate utility room offers extra storage and laundry space, while an office provides the ideal setup for those working from home or needing a quiet study area.

Situated just a short walk from Rayners Lane Station (Metropolitan & Piccadilly Lines) and local shops, the house is ideally located for both convenience and accessibility. A private driveway with space for two cars ensures off-road parking is never an issue. The home is in immaculate condition throughout, with a fresh and modern aesthetic, ready for its new owners to move straight in. There's also potential for further extension, offering exciting possibilities for those looking to expand and personalize their dream home.

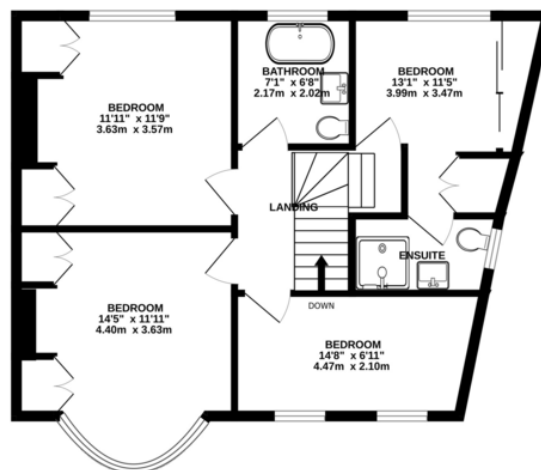
EPC Rating – C

Council Tax Band E - £2794.40

GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



LYNTON ROAD, HARROW, HA2 9NH

TOTAL FLOOR AREA : 1362sq.ft. (126.6 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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