



  
**Andrew Pearce**  
PINNER

LYNTON ROAD, HA2 9NJ

£575,000





**A very well presented, larger style three bedroom, extended end terrace family home, occupying a quiet residential location on a pleasant tree lined road.**

A traditional, bay fronted, 'Nash' built, end-of-terrace property in a convenient location, just a short walk from the station and shops.

Downstairs accommodation includes a 30ft long through lounge, gully kitchen and a three meter brick built conservatory to the rear to create an open plan kitchen/diner. A downstairs W/C has been added for extra convenience.

Upstairs, there are two large double bedrooms, featuring fitted wardrobes. A single bedroom and large four-piece bathroom suite with shower and bath complete the upstairs layout.

Outside, there is parking for two cars on the private driveway, side access along the left of the property and a back garden approaching 50ft in length. Storage shed and a rear access road provide extra convenience. The new patio offers a great place to spend time and host during the summer.

Lynton Road is ideally located within walking distance of Rayners Lane High Street and Metropolitan & Piccadilly Line Station. It also sits within the catchment areas for Newton Farm & Roxborough Primary Schools.

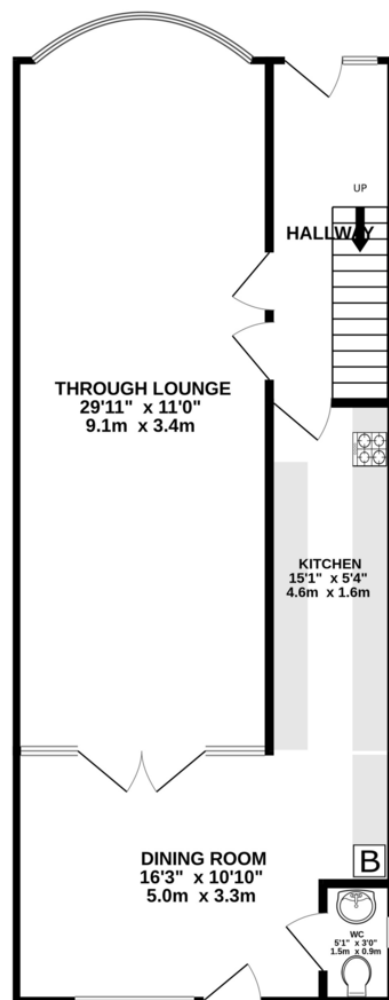
This property combines space, a great location, and potential, making it a wonderful choice for a family home.

**Council Tax Band D - £2286.32**

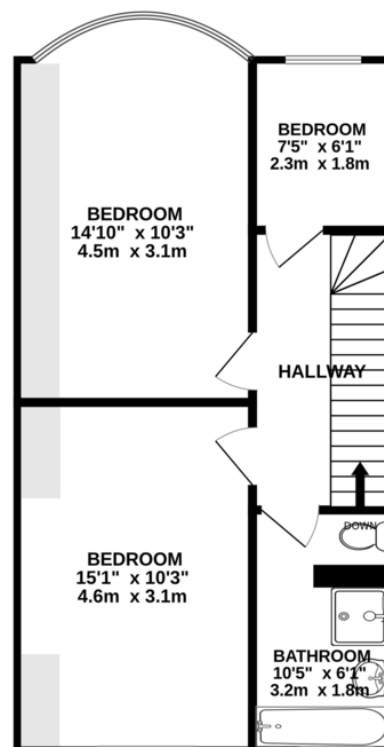
**EPC Rating - C**



GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.8 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





