



A classic Edwardian semi-detached family home of generous proportions, situated within walking distance of Pinner town centre and the Metropolitan Line station.

This property beautifully combines the charm of period features with a contemporary interior, offering a spacious and inviting living space. Original features such as panelled doors and ornate plaster cornices add a touch of grandeur, and high ceilings create an airy and open atmosphere.

The impressive hallway leads through to a large and bright front living room. The room is centered around an attractive feature fireplace. To the rear of the property, the sitting room offers a more relaxed space and opens into a stunning kitchen/diner with a striking vaulted ceiling, adding to the room's sense of height and light.

The kitchen is beautifully designed with bespoke cabinetry, complemented by dark granite countertops that add a touch of elegance. High-end appliances, including a range cooker, fridge/freezer, and dishwasher, make this a practical yet stylish space. The kitchen/diner also benefits from underfloor heating.

Adjacent to the kitchen is a small utility room that houses the washing machine and includes a further sink unit for added convenience. Completing the ground floor is a modern shower room, neatly finished with contemporary tiled walls and flooring.

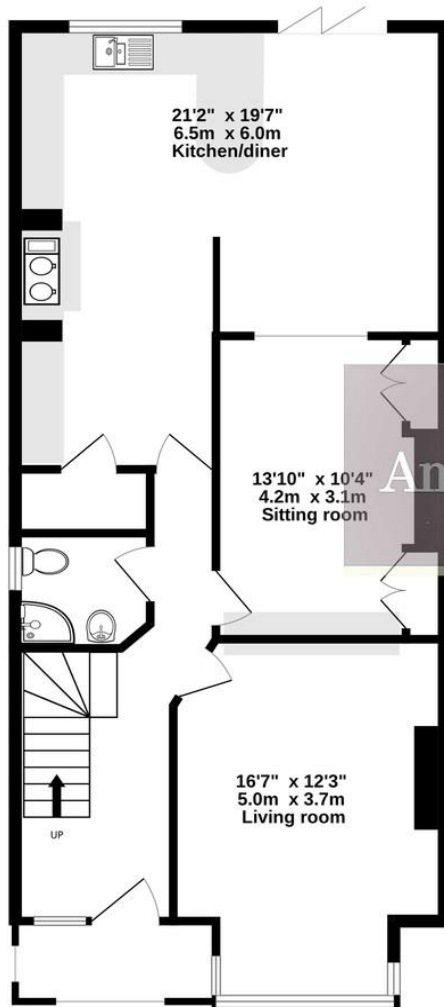


To the first floor, the landing leads through to all rooms, including the main double bedroom, featuring a front aspect bay window. There are two further double rooms to the rear overlooking the garden and a single front aspect bedroom.

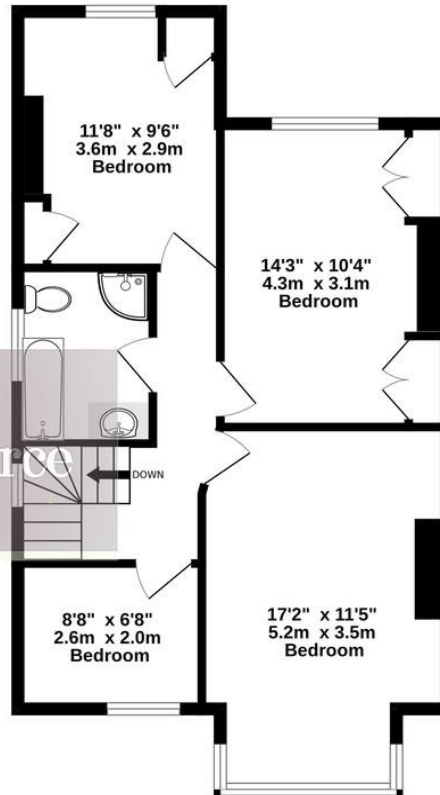
The modern family bathroom consists of a white suite, including a bathtub, glazed shower, sink unit and W.C. Tiled walls and flooring provide the finishing touch.

This property blends period character with modern living, offering an exceptional family home in a highly sought-after location.

GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



Andrew Pearce

TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



