



**A MODERN 4 BEDROOM, 3 BATHROOM DETACHED HOME IN A PRIME LOCATION**

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The Dell, Pinner, HA5 3EW





**ENTRANCE HALLWAY • GUEST WC • TWO RECEPTION ROOMS • MODERN KITCHEN / BREAKFAST ROOM • STUDY • FOUR BEDROOMS • THREE BATH / SHOWER ROOMS (TWO EN-SUITES) • UNDERFLOOR HEATING THROUGHOUT • GENEROUS REAR GARDEN • OFF-STREET PARKING • DOUBLE GARAGE TO REAR**

### **Description**

Nestled away off Waxwell Lane in the heart of Pinner, is this fantastic four bedroom, three bathroom, detached family residence enjoying a peaceful yet convenient location with Pinner's amenities and transport links all within walking distance. The property offers over 1,800 sq.ft of comfortable, modern living accommodation with a generous rear garden, off-street parking and a double garage to the rear.

The ground floor comprises an inviting entrance hall with stairs to the first floor and a guest WC. There is a front aspect kitchen offering a range of fitted units that provide plenty of storage space, with room for a small dining table and chairs. A large lounge sits to the rear of the ground floor with patio doors opening out to the garden, with a separate dining room that is flooded with natural light. Completing the ground floor is a study with a fitted work station and storage, and a useful utility room.







To the first floor there are two well-appointed double bedrooms benefiting from en-suite shower rooms (one with a fitted wardrobe), a third double bedroom with fitted wardrobes, and a further bedroom boasting fitted wardrobes throughout providing ample storage space. A three-piece family bathroom completes the first floor.

Externally this superb home boasts a generously sized rear garden that is laid to lawn with a patio area. There is off-street parking available and a double garage located to the rear, accessed via a shared driveway. Access to the garage by foot has been created through the garden allowing easy access for storage etc.

### **Location**

Situated off Waxwell Lane in the heart of Pinner, this property is conveniently located within easy reach of Pinner Village and a variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport links close by with the Metropolitan Line at Pinner Station or the Overground services at nearby Hatch End Station. The area is well served by local primary and secondary schooling, children's play areas and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

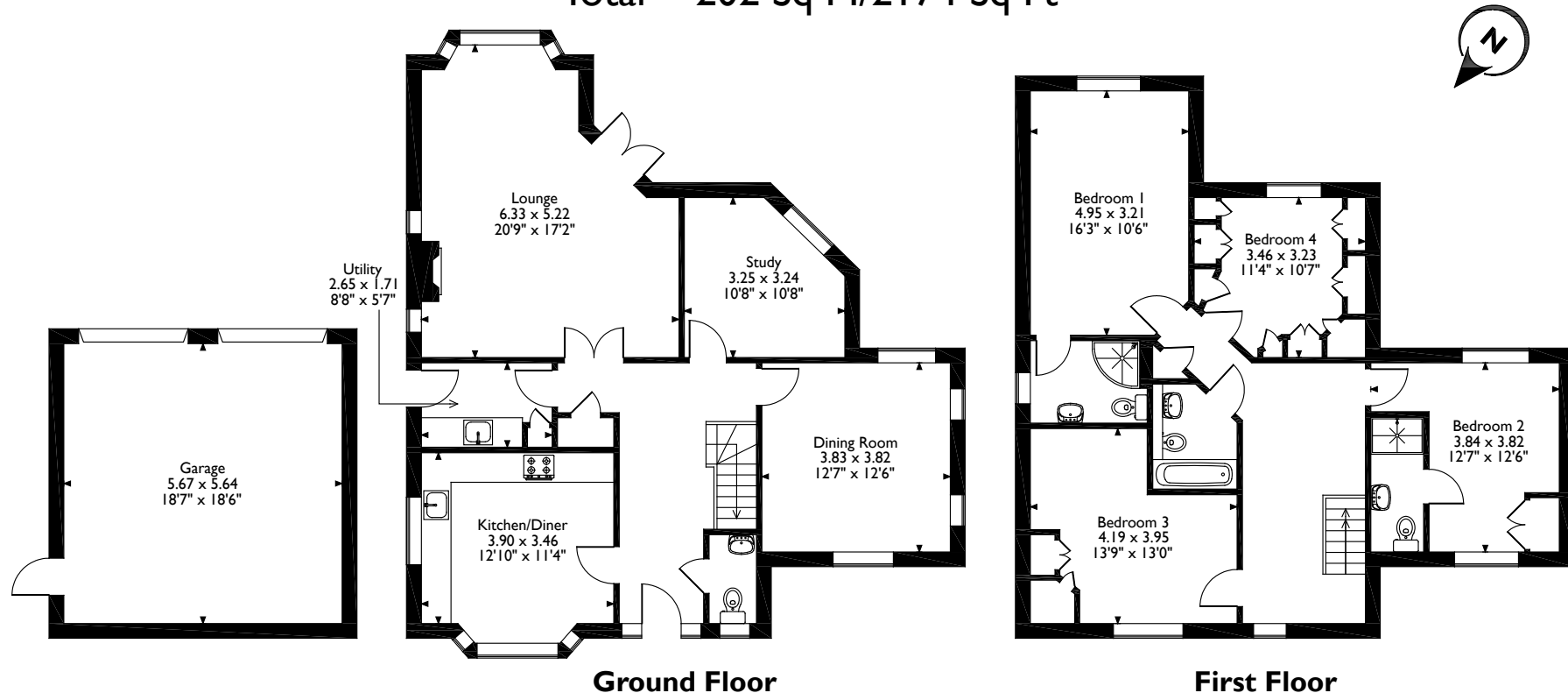
Council Tax: Band G

Energy Efficiency Rating: Band C





The Dell, Pinner  
 Approximate Gross Internal Area  
 Main House = 170 Sq M/1830 Sq Ft  
 Garage = 32 Sq M/344 Sq Ft  
 Total = 202 Sq M/2174 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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