



## BRAND NEW 5 BED 3 BATH SEMI-DETACHED FAMILY HOME

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2a TOWERS ROAD, PINNER, MIDDLESEX, HA5 4SJ





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**• GENEROUS LIVING ROOM • FAMILY ROOM • GUEST WC • KITCHEN/DINING ROOM WITH RANGE OF QUALITY FITTED UNITS BY HARPER, FEATURES BOSCH APPLIANCES, QUARTZ WORK SURFACE WITH CENTRAL ISLAND • LARGE UTILITY ROOM • PRINCIPLE SUITE WITH DRESSING ROOM & ENSUITE SHOWER ROOM • 2 FURTHER BEDROOMS & FAMILY BATHROOM TO 1ST FLOOR • TWO FURTHER BEDROOMS & SHOWER ROOM TO 2ND FLOOR • DAIKIN AIR SOURCE HEAT PUMP WITH MULTI ZONED UNDERFLOOR CENTRAL HEATING & SMART APP THERMOSTAT CONTROL • PHOTOVOLTAIC SOLAR PANELS WITH BATTERY & 10 YEAR WARRANTY • FAIRFIELD RANGE OF SANITARY WARE • LUXURY VINYL TILE TO GROUND FLOOR & CARPETS TO REMAINING • LANDSCAPED FRONT & REAR GARDENS •**

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This brand new family home provides the perfect backdrop to raise families within one of Pinner's most desired locations, offering village charm in the rural suburbs. This property provides a definitive answer to modern living with its architecture in keeping with the local character, while the interiors reveal sleek, contemporary comfort being beautifully designed, practical and with flexible living space. Throughout the design and build, quality & energy efficiency are the guiding principles which includes the Air Heat Source Pump & Photovoltaic Solar Panels with Battery & 10 Year Warranty, quality insulation & multi zoned Underfloor Heating on all floors. All of which make this house extremely eco-friendly and economical to run. The wall to wall glazing at the rear of the house allows you to effortlessly bring the outside in, making this the perfect space for family living and entertaining.

Towers Road is a sought after turning off the Uxbridge Road & yet within walking distance of Pinner's attractive historic High Street. The Village exudes an air of country living, together with its beautiful & diverse buildings that house numerous independent retailers & restaurants. Also close at hand are M&S Food Hall and Sainsbury's Supermarket. Open spaces include the Memorial Park with its ornamental lake, cafe & William Heath Robinson Gallery & Museum. Journey a little further afield & one has the whole of Middlesex & Hertfordshire to explore. There are acres of beautiful countryside, much of which has been protected in designated National Park, such as Ruislip Lido and Aldenham Park with its woodlands surrounding a large lake. There are plenty of sports and leisure facilities in and around Pinner, including the David Lloyd Northwood Health Club. The Pinner Tennis Club has six all-weather courts & there is a wide choice of golf clubs including Pinner Hill, Northwood & Moor Park. There are a good selection of state and private schools for all ages and genders which includes the favoured West Lodge First & Middle school, making Pinner a desirable destination for families.

Transport facilities are well served with the station being within walking distance and the London underground train service making into the heart of the city a breeze. There is also access to the M25, M40 & M1 motorway networks. Heathrow and Luton airports are within 1 hours drive.

## Disclaimer

The information in this brochure is indicative and is intended to act as a guide to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters. The information in this brochure does not constitute a contract, or warranty. The external areas are not included in total area shown. The room dimensions are to be carefully considered prior to purchase. We would recommend that they are checked on site (if applicable) at an appropriate time prior to exchange of contracts. Dimensions are taken from the widest points of each room are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Therefore, the sizes may vary, the layouts are approximate and are subject to change, so it is advised that interested parties make their own enquiries via their advisors or legal representatives. All computer generated images and lifestyle photography are indicative only and subject to change. Kitchen layouts are indicative only and are subject to change. Please note, to increase the legibility these plans have been scaled to fit the page. As a result, a plan for one unit may not be the same scale as those on other pages. Not all domestic appliances have an EU energy label. The CGI's are indicative only.

Guide Price: £1,300,000

Size: 2209sqft (205.22sqm)

Tenure: Freehold

Energy Efficiency Rating:91

Environmental Impact (CO2) Rating:92

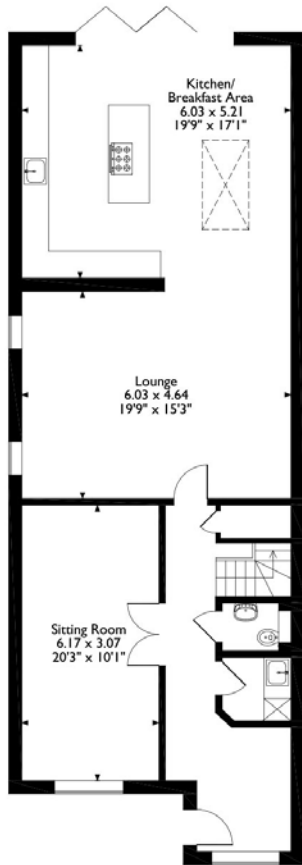
Local Authority: London Borough of Harrow

Warranty: 10 Year with Build Zone

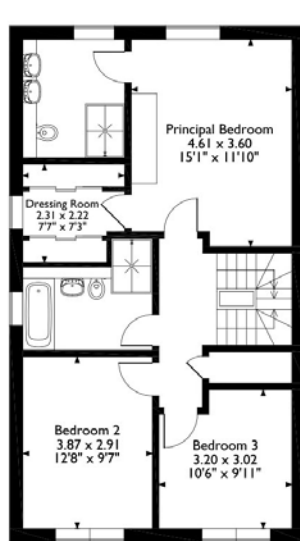


# 2A Towers Road, Pinner

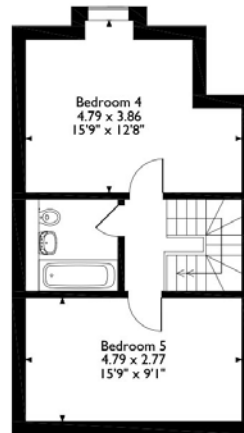
Approximate Gross Internal Area  
209 Sq M/2250 Sq Ft



**Ground Floor**



**First Floor**



**Second Floor**

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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