



A TWO BEDROOM COTTAGE IN A SOUGHT AFTER LOCATION

Waxwell Lane, Pinner, Middlesex HA5 3EJ

ROBSONS

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**LOUNGE AREA • LIVING ROOM • KITCHEN
• TWO BEDROOMS • SHOWER ROOM •
LOFT ROOM/BEDROOM 3 • SECLUDED REAR
GARDEN • OFF STREET PARKING**

Description

Presenting this two bedroom character home located in the heart of Pinner Village within a Conservation area.

To the ground floor there is a welcoming lounge/family area with the staircase leading to the second floor. The living room is to the front of the property with an attractive bay window, a feature fireplace and retains the characterful feature of dado rails. The kitchen is fitted with a range of cream wood units providing ample storage space with worktops over and room for appliances. This room has a vaulted ceiling with velux windows making this a light and bright room with French doors to the rear garden.

To the first floor are two good size bedrooms, one with fitted wardrobes and a modern shower room. A staircase leads to a large loft space which could be used as another bedroom/office space (STPP).





To the rear of the property is a peaceful garden with a small patio area. There are a variety of flower, shrub and specimen tree borders and a useful outbuilding to the rear.

Completing this home is off street parking to the front of the property and the benefit of no upper chain.

Location

Situated on a sought-after road in the heart of the Village just moments from local highly regarded schools and both Pinner and Hatch End's amenities. Pinner and Hatch End enjoy a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station and the Overground at Hatch End railway station, both lines provide a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

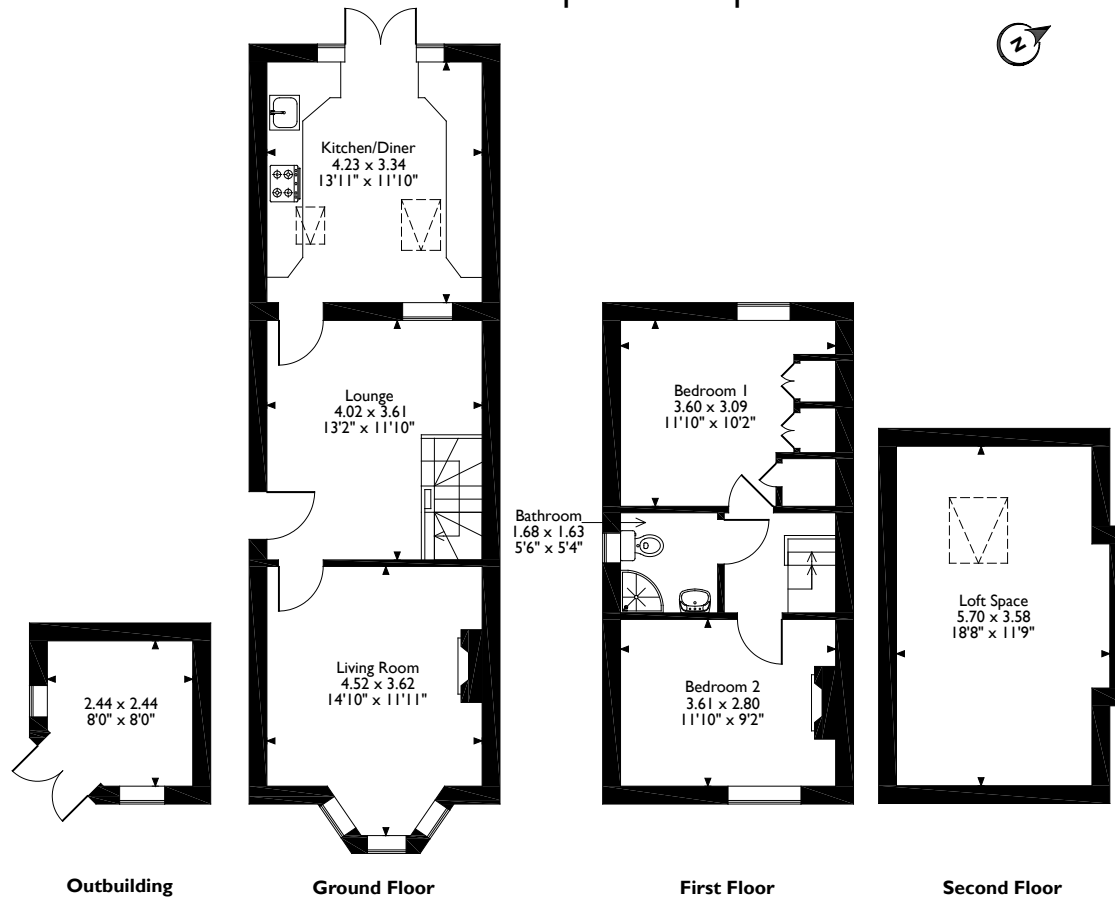
Council: London Borough of Harrow

Council Tax Band: D

Energy Efficiency Rating Band: D



Waxwell Lane, Pinner
 Approximate Gross Internal Area
 Main House = 92 Sq M/990 Sq Ft
 Outbuilding = 6 Sq M/65 Sq Ft
 Total = 98 Sq M/1055 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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