



West Way, Pinner

£1,395,000 Freehold

Set in this most sought after of locations in a quiet residential side road very conveniently positioned for Pinner Memorial Park, West Lodge School, the historic High Street and Pinner Station is this very attractive five bedroom, four reception room detached family home. The property has been tastefully modernised and extended in keeping with it's original character and boasts an outstanding southerly facing rear garden that extends to approximately 200ft, and features a modern outbuilding suitable as an office or gymnasium with air conditioning and heating.

- Most sought after residential location
- Five bedroom detached house
- Four reception rooms
- Utility room
- Cloakroom
- Bathroom and Shower room
- Garage plus off road parking
- Stunning 200ft southerly rear garden
- Recently built office/gym outbuilding
- Close to Pinner's parks, station and shops.



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Accommodation

The accommodation comprises of an enclosed entrance porch leading to the hallway with guest cloakroom, and doors to the family room, fitted kitchen/breakfast room with solid maple Crown Imperial units and breakfast area giving access to the large utility room. Being double fronted, and also set off the hallway is a living room with feature fireplace leading to the dining room with bay windows overlooking the rear garden and access to the study with it's own rear door. (n.b. this area lends itself as potential to be part of a self contained annexe as is adjacent to the garage which has services fitted to create a bathroom/kitchenette etc). To the first floor off the landing are five bedrooms, family bathroom and additional shower room. There is scope to extend into the large loft space (S.T.C).

External

The attractive front garden is laid to lawn with flower beds, shrubbery and a profusion of plants, whilst the block paved driveway leads to an integral garage and provides ample off road parking for several vehicles. There is secure gated access to the southerly facing rear garden which extends to approximately 200ft and is a particular feature of the property with it's adjacent patio area for outside entertaining, extensive lawn areas plus mature oak, willow, fir and fruit trees. The current owners have installed a state of the art outbuilding currently used as a gymnasium but also suitable as a home office with air conditioning and heating installed. There is a further double glazed summer house and timber built storage shed.

CONTACT RAWLINSON GOLD

If you would like to discuss any aspect of this property or to arrange a viewing, we can be contacted by telephone on 020 8866 2300 or alternatively via email at pinner@rawlinsongold.co.uk





Approximate net internal area: 1696.35 ft² (1840.15 ft²) / 157.6 m² (170.96 m²)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.