



BEAUTIFULLY PRESENTED & SPACIOUS FOUR BEDROOM FAMILY HOME

Rayners Lane, Pinner, Middlesex, HA5 5DN



Rayners Lane, Pinner, Middlesex, HA5 5DN

**MODERN KITCHEN/BREAKFAST ROOM •
FAMILY/DINING ROOM • RECEPTION ROOM •
GUEST CLOAKROOM • PRINCIPAL BEDROOM
WITH DRESSING ROOM • THREE ADDITIONAL
BEDROOMS • FAMILY BATHROOM • SEPARATE
WC • ATTACHED GARAGE • EXTERNAL OFFICE/
GAMES ROOM • CARRIAGE DRIVEWAY •
SOUTH-WEST FACING REAR GARDEN**

Robsons are pleased to present this beautiful four bedroom detached property that has been decorated in modern contemporary tones to create a fabulous family home.

The welcoming entrance hall leads into the reception room to the front, which has a fireplace and fitted cupboards and shelving. The modern kitchen/breakfast room is a real feature of this property, with patio doors to the garden and being open plan with the family/dining room. It has ample gloss base and wall units, together with under cupboard and plinth lighting. Integrated appliances include a double oven, hob, fridge, freezer and dishwasher. The impressive centre island houses the sink unit and breakfast bar, which is adjacent to the bright dining/family room, with sash windows overlooking the rear garden.

The ground floor is completed by a guest cloakroom.





The principal bedroom has a walk in dressing room. There are three additional bedrooms, a family bathroom with a bath and separate shower cubicle, and a separate WC.

The property is approached via a carriage driveway leading to the attached garage.

Side access provides access to the south-west facing rear garden which is mainly laid to lawn with various patio areas. There is an external office/games room to the rear which has power and light.

Location

Situated conveniently close to Pinner, North Harrow and Rayners Lane high streets which all offer a range of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters there are excellent transport links nearby with the Metropolitan Line available at both Pinner and North Harrow stations, with Rayners Lane station providing the Metropolitan and Piccadilly Line services. The area is well served by primary and secondary schooling, children's parks/playgrounds and recreational facilities.

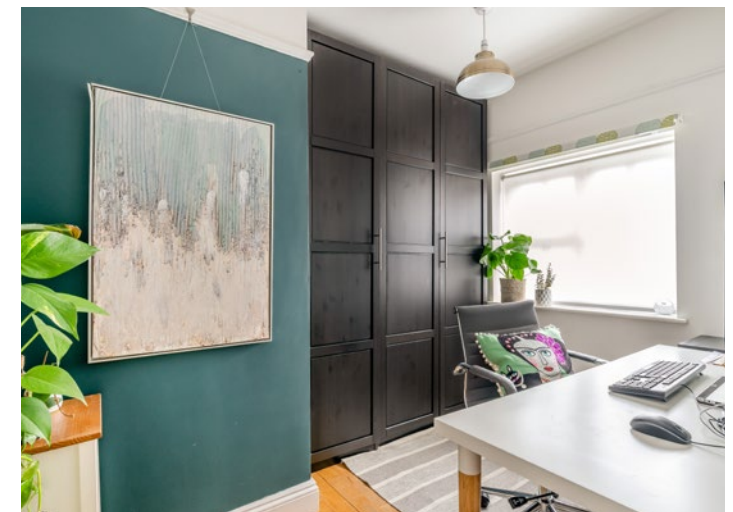
Additional Information

Tenure: Freehold

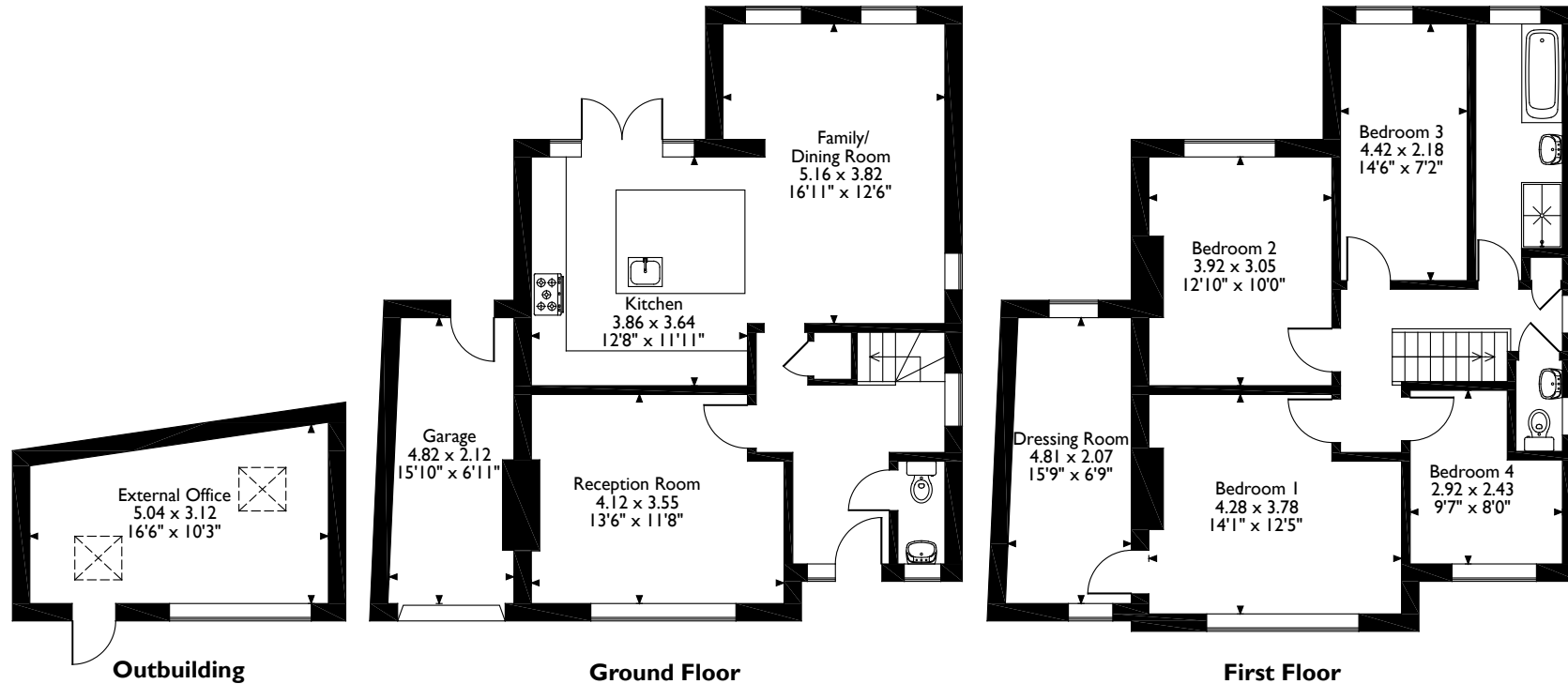
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band E



Rayners Lane, Pinner
 Approximate Gross Internal Area
 Main House = 132 Sq M/1421 Sq Ft
 Garage = 10 Sq M/104 Sq Ft
 Outbuilding = 14 Sq M/148 Sq Ft
 Total = 156 Sq M/1673 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.



1 High Street, Pinner, Middlesex, HA5 5PJ
 Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.