



A FOUR/FIVE BEDROOM RESIDENCE WITH A GRADE II LISTED BARN, IN THE HEART OF PINNER VILLAGE

East End Farm, Moss Lane, Pinner Village, HA5 3AW

ROBSONS

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0.53 ACRES • 240FT GARDEN • IMPRESSIVE LIVING/DINING ROOM • LARGE KITCHEN / BREAKFAST ROOM • STUDY • FOUR/FIVE BEDROOMS • FIVE BATH/SHOWER ROOMS • UNDERFLOOR HEATING • SEPARATE GRADE II LISTED BARN • OFF-STREET PARKING FOR MULTIPLE CARS

Description

A remarkable barn-style family residence offering unique and thoughtfully designed accommodation, perfectly blending character with modern living, on grounds of approximately 0.53 acres. A particular highlight is the separate, no expense spared, Grade II listed barn (1,266 sq.ft) that includes a workshop and a cloakroom, offering endless opportunities for use. The private and tranquil East End Farm is nestled on Moss Lane, within the heart of Pinner Village, a premium and desirable location.

Upon entering the ground floor, you are greeted by a grand reception hall with a vaulted ceiling. Off the hall is a spectacular 1,000 sq.ft living / dining room with garden access, a large kitchen / breakfast room with an adjoining utility room, a study, a guest cloakroom, and a WC.





Stairs to the first floor lead to an impressive galleried landing with a snug area. There is principal bedroom complete with his & hers en-suite bathrooms and a dressing room, a luxury family bathroom, three further bedrooms, and two en-suite shower rooms. The dressing room to the principal bedroom is also accessible via the landing, allowing you to use the room as a fifth bedroom if required.

Further benefits include underfloor heating throughout the ground floor, Limestone and Oak Flooring, 240ft garden, and off-street parking for multiple cars

Location

Set back from Moss Lane, this property enjoys a peaceful setting on one of Pinner's most sought-after roads, just moments from a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner Station is a short walk away and offers a frequent service into London via the Metropolitan Line, with the Overground available at nearby Hatch End station. 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: H

Energy Efficiency Rating: C

For additional information, please refer to www.robsonswb.com or call us on: 020 8866 8083.



Approximate Gross Internal Area
 Ground Floor = 219.7 sq m / 2,365 sq ft
 First Floor (Excluding Void) = 167.0 sq m / 1,797 sq ft
 Outbuilding = 117.6 sq m / 1,266 sq ft
 Total = 504.3 sq m / 5,428 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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