



**A SUPERB FIVE-BEDROOM SEMI-DETACHED FAMILY HOME OVER THREE FLOORS
SITUATED IN ONE OF PINNER VILLAGE'S MOST SOUGHT-AFTER RESIDENTIAL LANES**

Waxwell Lane, Pinner, HA5 3EN

ROBSONS

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SEMI DETACHED • FIVE BEDROOMS • FAMILY BATHROOM • RECEPTION ROOM / DINING ROOM • KITCHEN • BREAKFAST ROOM • GARDEN, PERGOLA AND PATIO • GARAGE, OWN DRIVEWAY AND OFF STREET PARKING • SCOPE TO EXTEND (STPP)

Description

Considered to be one of Pinner Village's prime residential lanes, this substantial five-bedroom semi-detached family residence, arranged over three floors. Offering well-proportioned accommodation, the property combines generous living space and scope for further extension and improvement, subject to the necessary planning permissions. Approached via the entrance hall, the ground floor opens into a double-aspect reception room, with a bay window and an attractive fireplace flowing through to the dining room with French doors opening to the garden. To the rear is a light filled breakfast room with a side-aspect bay window overlooking the patio, leading to a kitchen fitted with a range of wall and base units, integrated appliances and eye-level oven. A side door provides convenient access to the garden. A guest W.C completes the ground floor.





The first floor provides four bedrooms, two of which benefit from fitted wardrobes, together with a family bathroom and separate W.C. The second floor is dedicated to a generous fifth bedroom, complemented by useful eaves storage, landing storage and access to the loft storage room with window to the rear. Externally, the mature rear garden offers an excellent degree of privacy, with steps leading down to a well-maintained lawn bordered by established trees and shrubs. To the side is a paved patio area with pergola together with access to the garage. To the front, the property benefits from its own driveway providing off-street parking, with further access to the garage. With its generous existing accommodation, sought-after location this is an exciting opportunity to create a long-term family home.

Location

Located in the heart of the Village, just a few steps away from a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner station, providing 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

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: TBC

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



Approximate Gross Internal Area
 Ground Floor = 71.9 sq m / 774 sq ft
 First Floor = 67.9 sq m / 731 sq ft
 Second Floor = 46.8 sq m / 504 sq ft
 (Excluding Eaves)
 Garage = 19.9 sq m / 214 sq ft
 Total = 206.5 sq m / 2,223 sq ft



 = Reduced head height below 1.5m



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



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