



**A CHARACTER COTTAGE ON A PLOT OF APPROX. 0.56 ACRES IN A PRIME LOCATION**

Moss Lane, Pinner Village, HA5 3AW

**ROBSONS**

**DETACHED COTTAGE • CHARACTER FEATURES**  
• **FOUR RECEPTION ROOMS • MODERN**  
**FITTED KITCHEN • TWO GUEST WC'S • TWO**  
**DOUBLE BEDROOMS • EAVES STORAGE SPACE**  
• **FAMILY SHOWER ROOM • ATTRACTIVE,**  
**SURROUNDING GARDENS • DOUBLE GARAGE**  
• **OFF-STREET PARKING FOR SEVERAL CARS •**  
**APPROX. 0.56 ACRES •**

### Description

Nestled away on one of Pinner's most premium roads, offering great potential with a plot of approximately 0.56 acres, is this fabulous four reception room, two bedroom, detached cottage showcasing both character and charm, with a beautiful wrap-around garden.

Upon entering the property you are greeted by a spacious, welcoming hallway that allows access to all the main living areas. There is a charming, through lounge/diner that is flooded with natural light, with a feature fireplace and a small canted bay window. Two additional, dual aspect reception rooms provide a flexible layout to the ground floor, with one having direct access to the garden, perfect for entertaining in the summer months. A modern fitted kitchen with integrated appliances and plenty of storage space completes the ground floor, along with a guest cloakroom.





To the first floor there are two generous double bedrooms, one with fitted wardrobes and one with access to eaves storage space, a family shower room and an additional WC.

Externally, this remarkable home is surrounded by beautifully maintained grounds, mainly laid to lawn, with a patio area to the rear. There is a driveway allowing off-street parking for several cars and a detached, double garage.

### **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**

Guide Price: Price on Application

Tenure: Freehold

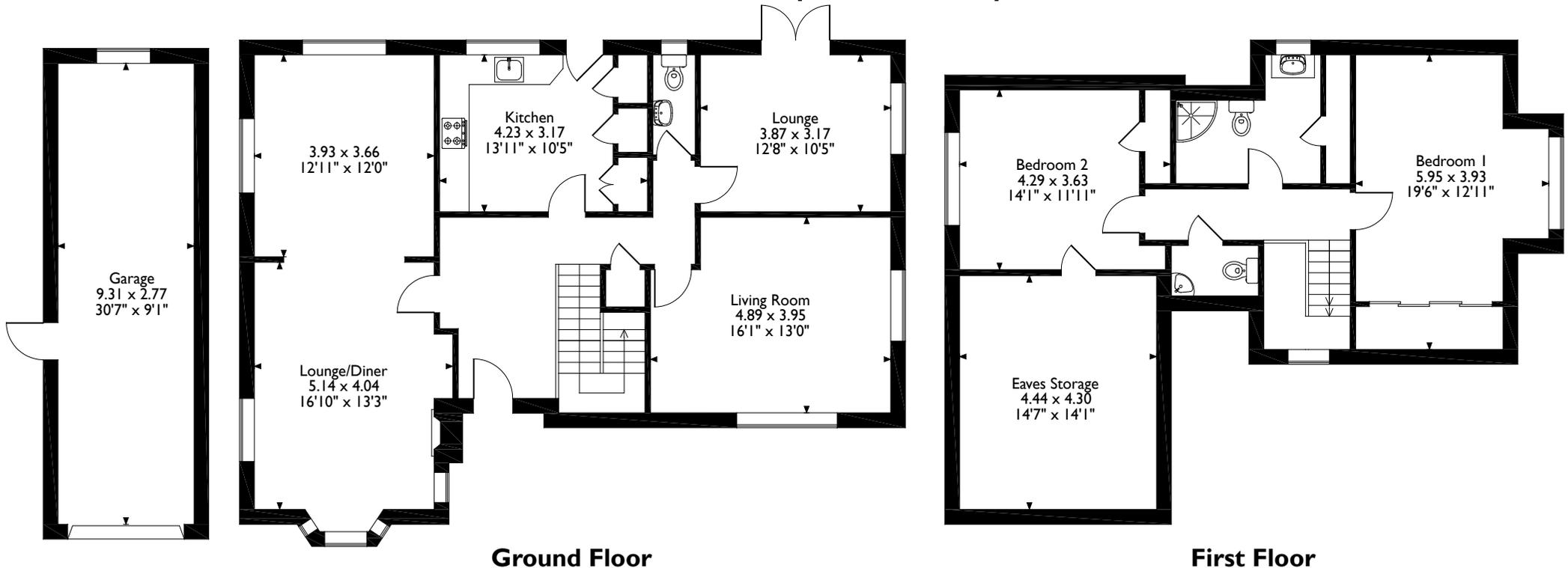
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band D



Moss Lane, Pinner  
Approximate Gross Internal Area  
Main House = 155 Sq M/1668 Sq Ft  
Garage = 26 Sq M/280 Sq Ft  
Total = 181 Sq M/1948 Sq Ft



Ground Floor

First Floor

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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