



**A WELL-PROPORTIONED FIVE/SIX BEDROOM, TWO BATHROOM EXTENDED HOME**

Village Way, Pinner, HA5 5AB

**ROBSONS**



# A WELL PROPORTIONED FIVE/SIX BEDROOM, TWO BATHROOM HOME

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**ENTRANCE HALLWAY • GUEST WC • GROUND FLOOR SHOWER ROOM • TWO RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • GROUND FLOOR BEDROOM • FOUR FIRST FLOOR DOUBLE BEDROOMS • STUDY / SIXTH BEDROOM • FAMILY BATHROOM • SOUTH FACING GARDEN • OUTBUILDING • OFF-STREET PARKING • INTEGRAL GARAGE**

## Description

An extended five / six bedroom, semi-detached family home perfectly placed for Rayners Lane high street and the Metropolitan and Piccadilly Line station, as well as a local schooling and playing fields.

The ground floor comprises an entrance hallway with a guest WC as well as a ground floor shower room & WC. There is a front aspect lounge that flows through to the dining room, which in turn opens up to a generous kitchen / breakfast room. The kitchen offers both base and eye level units with space for white goods, with patio doors allowing access to the garden. Completing the ground floor is a double bedroom that benefits from direct access to the garden.







To the first floor there are four good-size double bedrooms with one boasting fitted wardrobes, a further bedroom / study and a family bathroom with a separate WC.

Externally this property offers a well-maintained, south facing garden that is laid to lawn with a patio area and an outbuilding to the rear. The front of the property has a driveway allowing off-street parking and an integral garage.

### **Location**

Situated a short distance from Ryaners Lane high street as well as being within easy reach of both Pinner and Eastcote which all offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Rayners Lane station provides a frequent service in London via the Metropolitan and Piccadilly Line. 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

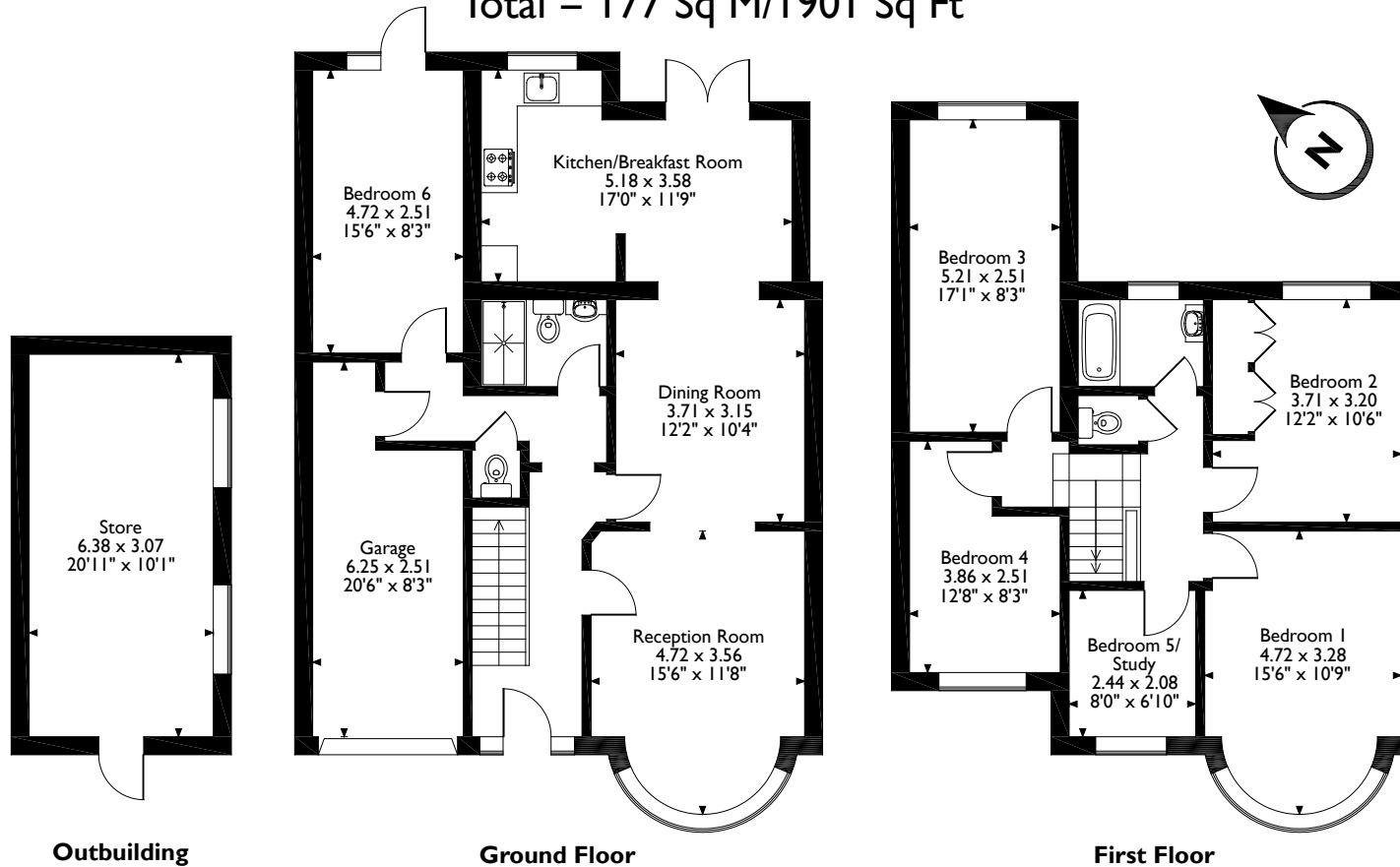
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band D



Village Way, Pinner  
 Approximate Gross Internal Area  
 Main House = 157 Sq M/1688 Sq Ft  
 Outbuilding = 20 Sq M/213 Sq Ft  
 Total = 177 Sq M/1901 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.



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