




Andrew Pearce
PINNER

WEST END LANE, PINNER, MIDDLESEX HA5 1BT



This stunning property offers a spacious and luxurious living space in a desirable location.

The entrance hall leads to a bright reception room, a ground floor bedroom with ensuite and fitted wardrobes, and a large living room with Bi-fold doors and windows overlooking the beautiful rear garden.

The kitchen is fitted with high-quality appliances and cabinets and has a breakfast bar and a dining area. There is also a utility room with side access and a guest WC on the ground floor.

The first floor features a galleried landing, a master bedroom with ensuite and dressing area, two bedrooms with ensuites, and two more bedrooms that share a generous family bathroom.

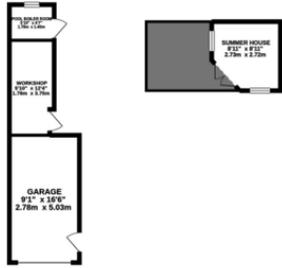
The rear garden is landscaped with a patio area, a heated swimming pool with a child safety cover, and a summer house with space for a hot tub.

The front driveway is walled and gated, and can accommodate 8+ cars. There is also a detached garage & workshop.

The property is located within walking distance to Pinner Village, which has local amenities and a Metropolitan Line Station. It is also in the catchment area for the popular West Lodge School.



OUTBUILDING
320 sq.ft. (29.7 sq.m.) approx.



GROUND FLOOR
1333 sq.ft. (123.8 sq.m.) approx.



1ST FLOOR
1317 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA : 2970 sq.ft. (275.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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