Andrew Pearce
PINNER

WAXWELL CLOSE, PINNER, MIDDLESEX HA5 3ET

A beautifully presented and extended four-bedroom, two-bathroom family home located in this highly sought-after location. Wonderful free flowing ground floor accommodation and an extremely private garden.

Waxwell Close was built in 1927 of Georgian architecture located off Waxwell Lane, within a very short walk of leafy Pinner. The gentle curve of these semi-detached home and the elegant, uniform design gives the cul-de-sac a very unique feel, unlike anywhere else in the Village.

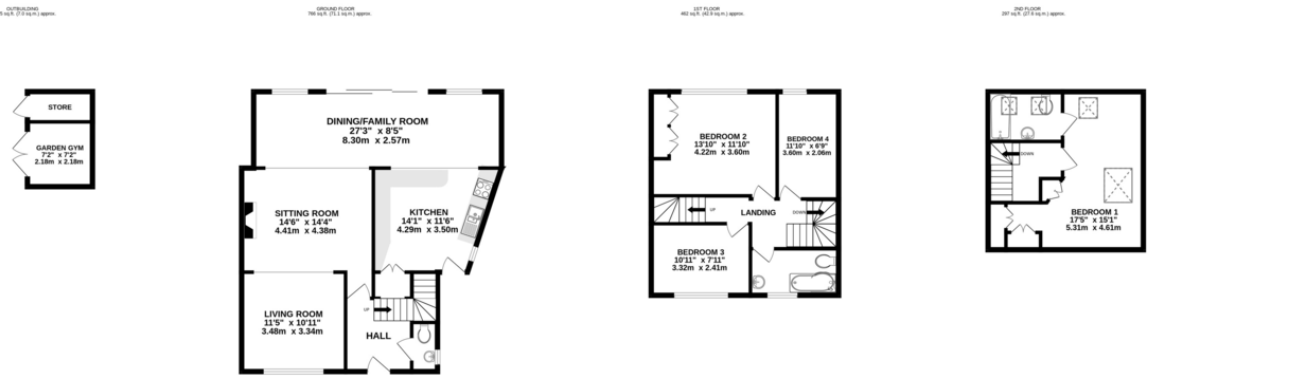
The property has been elegantly improved by the current owners in keeping with all the local planning restrictions.

Accommodation comprises; welcoming entrance hallway, guest WC, front aspect living room with sash windows, living room with feature fireplace and wood burner. The living room opens to the stunning rear extension with bespoke glazed doors, windows and skylights overlooking the rear garden. The extension has a soft resin floor with under floor heating and concealed designer electric blinds. A bespoke kitchen is fitted with a range of high gloss units and contrasting worksurface with integrated appliances. There is also side access.

Stairs to the first-floor lead to three good sized bedrooms, with bedroom two having fitted wardrobes and lovely views over to the rear garden. The bathroom is also well appointed. Stairs to the second-floor lead to the principal bedroom with fitted wardrobes and an ensuite bathroom.

Outside the secluded, well sized rear garden that has a raised patio area, laid lawn, children's play area and a purpose-built outbuilding which could be used as a gym/home office.

Pinner Village is located within a 5-minutes walk and offers easy access to central London via the Metropolitan Line.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 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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