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LAWRENCE ROAD, PINNER, MIDDLESEX HA5 1LH



PRICE £629,950 ... FREEHOLD

This attractive double fronted detached family home is situated on a quiet yet convenient residential road within walking distance of the popular Cannon Lane School and Pinner Village centre, offering a wide range of amenities. The accommodation includes a spacious reception hall which leads to a double reception room with a bright triple aspect and feature fireplace. There is a separate dining room and an 'eat in' kitchen and a further inner hallway leads through to the extended 11' utility room and ground floor shower room/wc. To the first floor there are two 18' bedrooms with double aspects, bedroom two having a large front to back eaves storage cupboard, bedroom three and a family bathroom with separate WC. Outside the front has an own drive leading to a single garage while the substantial and secluded rear garden has a blocked paved patio, main lawn with shrub and flowerbed inlays and mature tree borders.

020 8866 0222



COUNCIL TAX

London Borough of Harrow - Band F - £2,161.42.

LOCAL SCHOOLS

Cannon Lane Primary School - 0.2 miles


Heathfield School - 0.4 miles


LOCAL TRANSPORT

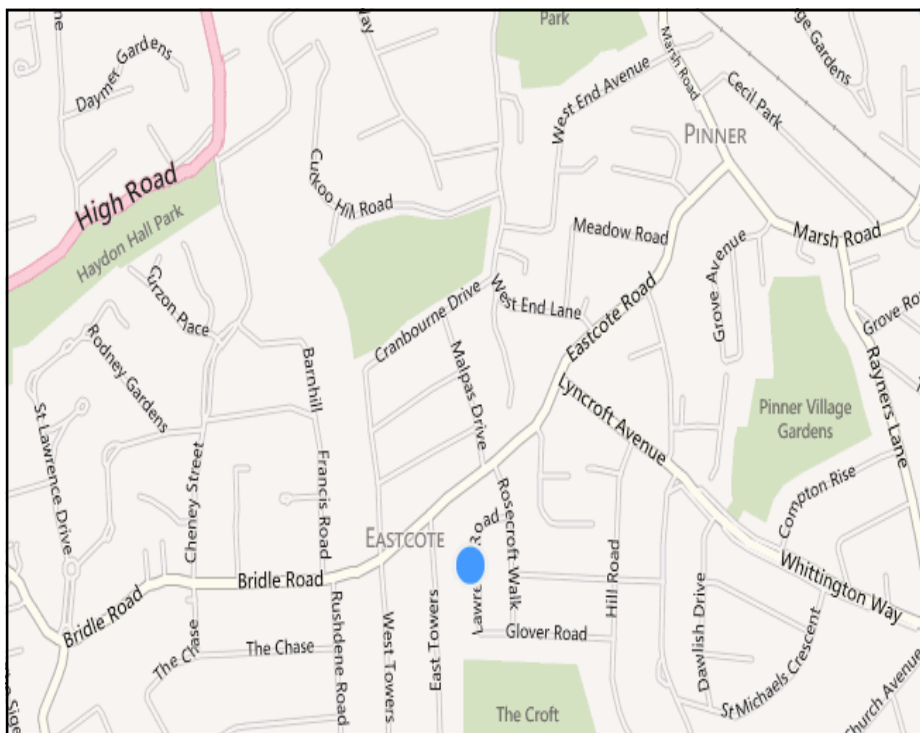
Pinner Metropolitan Line train station - 0.7 miles

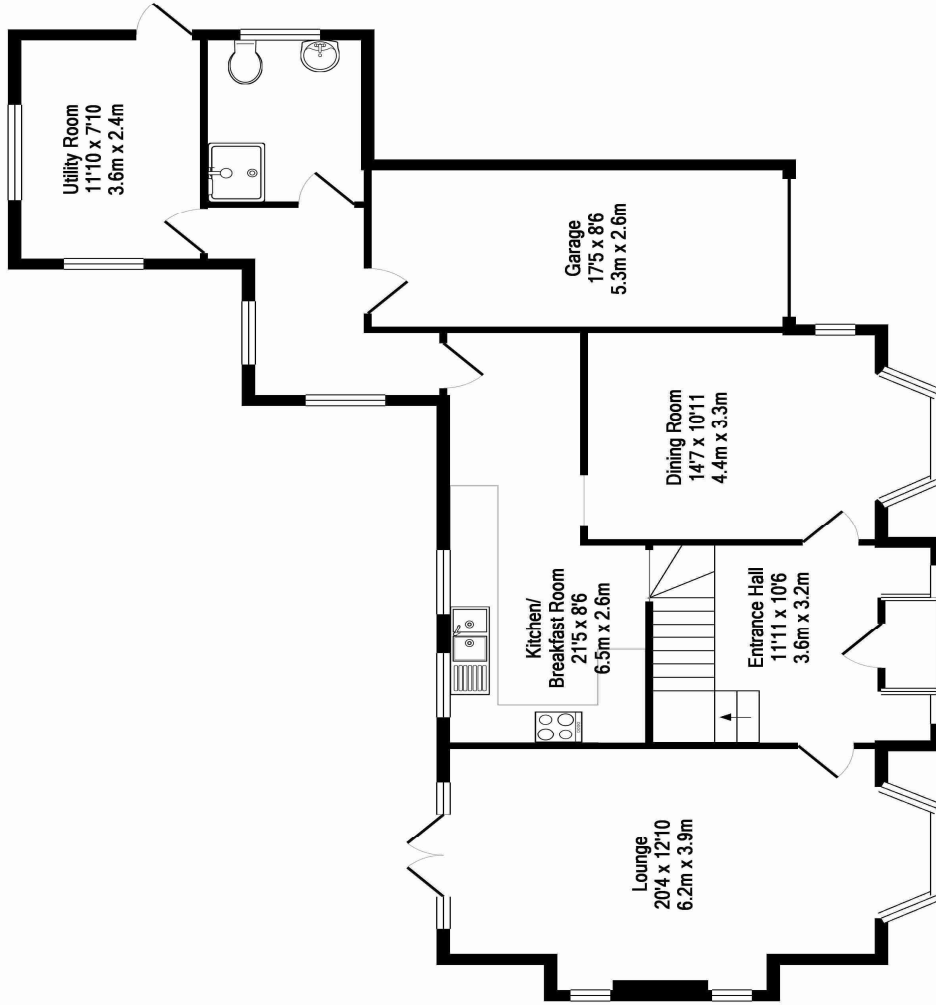
Eastcote Metropolitan/Piccadilly Line station - 0.7 miles

Rayners Lane Metropolitan/Piccadilly station - 1 mile

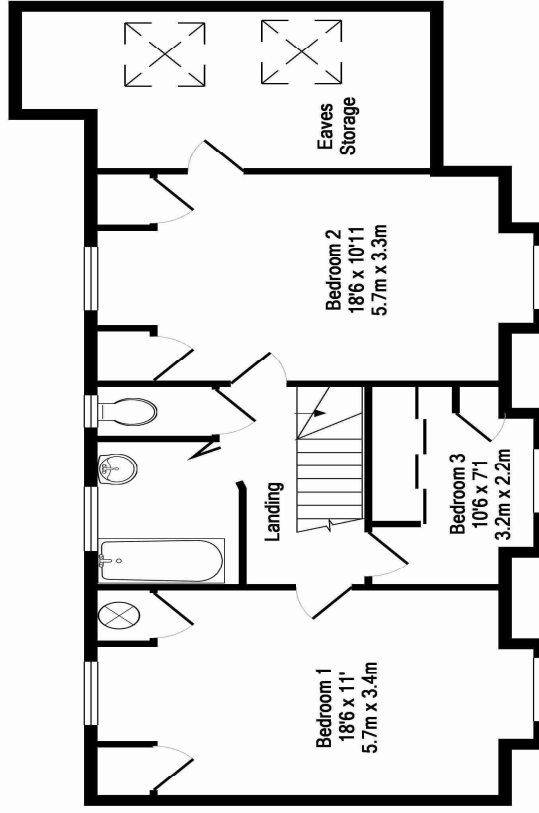
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
 APPROX. FLOOR
 AREA 1016 SQ.FT.
 (94.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 719 SQ.FT.
 (66.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1735 SQ.FT. (161.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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