



VILLAGE WAY, PINNER, Offers in Region of £800,000

**** EXTENDED **** An extended and well maintained five bedroom semi detached house offering bright and spacious accommodation with the added benefit of a south facing private rear garden. The property is located in a prime sought after location close to a range of local shops, amenities, well-rated schools and excellent transport links with Rayners Lane station offering services into London via both the Metropolitan and the Piccadilly Lines. Internally the property briefly comprises entrance porch, hallway, downstairs shower room, two reception rooms with fitted display and storage cabinets, modern fitted kitchen/breakfast room with underfloor heating, two double bedrooms to the ground floor both with access to the utility room, three bedrooms off first floor landing, modern bathroom and separate w/c. Externally the property benefits from ample driveway parking to the front and to the rear is a generously sized south facing lawned garden with raised decking.

- FIVE BEDROOM SEMI DETACHED HOUSE
- EXTENDED AND WELL MAINTAINED THROUGHOUT
- BRIGHT AND SPACIOUS INTERIOR
- PRIME SOUGHT AFTER LOCATION TO A RANGE OF SHOPS, AMENITIES WELL REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS
- MODERN FITTED KITCHEN/BREAKFAST ROOM WITH UNDERFLOOR HEATING
- TWO BATHROOMS
- UTILITY ROOM
- SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- SCOPE FOR FURTHER DEVELOPMENT SUBJECT TO PLANNING PERMISSION

Ground Floor

Porch

Entrance into porch via front aspect frosted double glazed door, front and side aspect double glazed windows, tiled flooring.

Hallway

Entrance into hallway via front aspect door, front aspect frosted double glazed window, coved ceiling, radiator, power points, under stairs storage housing meters, spot lighting, stairs to first floor landing.

Downstairs Shower Room

6' 6" x 4' 2" (1.98m x 1.27m) Shower cubicle with fully tiled surround, glass shower door, wall mounted electric shower with attachment, overhead shower, low level W/C, vanity hand wash basin, fully tiled walls, extractor fan, wall mounted heated towel rail, spot lighting, wall mounted mirror fronted medicine cabinet, tiled flooring.

Reception Room One

14' 6" into bay x 11' 10" max (4.42m x 3.61m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, feature electric fireplace with surround, two fitted glass display cabinets, wooden flooring, power points, folding doors leading to second reception room.

Reception Room Two

14' 3" x 11' 3" max (4.34m x 3.43m) Rear aspect double glazed sliding door to kitchen/breakfast room, coved ceiling, two fitted display cabinets, remote controlled coloured spot lighting, power pints, TV aerial, wooden flooring.

Kitchen/Breakfast Room

17' 9" max x 13' 10" max (5.41m x 4.22m) Rear aspect double glazed French doors to garden, rear aspect double glazed window, two 'Velux' windows, range of wall and base level units with quartz work surfaces and matching up-stands, integrated single sink with quartz drainer and mixer tap, integrated gas hob with oven below and overhead extractor fan, space for dishwasher, space for fridge/freezer, cupboard enclosed wall mounted ' Worcester' boiler with 'App controlled' function, spot lighting, two radiators, power points, tiled flooring with electric underfloor heating.

Utility Room

7' 5" x 6' 8" (2.26m x 2.03m) ' Velux' window, coved ceiling, plumbed for washing machine and space for dryer, radiator, power points, tiled flooring, access to both bedroom four and five.

Bedroom Four

12' 7" x 6' 8" (3.84m x 2.03m) Front aspect double glazed window, coved ceiling, spot lighting, radiator, power points, carpeted flooring, access to utility room.

Bedroom Five

13' 6" x 6' 8" (4.11m x 2.03m) Rear aspect double glazed window, coved ceiling, spot lighting, radiator, power points, carpeted flooring.

First Floor

Landing

Side aspect frosted double glazed window, coved ceiling, loft access, power points, carpeted flooring.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom One

14' 4" into bay x 11' 8" max (4.37m x 3.56m) Front aspect double glazed window into bay, range of fitted wardrobes with internal shelves and drawers, coved ceiling, radiator, power points, carpeted flooring.

Bedroom Two

11' 8" x 10' 8" max (3.56m x 3.25m) Rear aspect double glazed window, range of fitted wardrobes with internal shelves and drawers, coved ceiling, radiator, power points, carpeted flooring.

Bedroom Three

6' 10" x 6' 4" (2.08m x 1.93m) Front aspect double glazed window, coved ceiling, radiator, power points, carpeted flooring.

Bathroom

7' 0" x 5' 4" (2.13m x 1.63m) Rear aspect frosted double glazed window, low level W/C with wall mounted douche, vanity hand wash basin with mixer tap, panel enclosed bath with mixer tap and glass shower screen, wall mounted shower controls and shower attachment, ceiling mounted overhead shower, fully tiled walls, extractor fan, spot lighting, wall mounted heated towel rail, wall mounted mirror fronted medicine cabinet with digital clock and touch operated lighting, fitted storage cupboard, tiled flooring.

Separate W/C

Side aspect frosted double glazed window, low level W/C, wall mounted hand wash basin with mixer tap, wall mounted mirror fronted medicine cabinet, fully tiled walls, heated towel rail, tiled flooring.

Outside

Front Garden

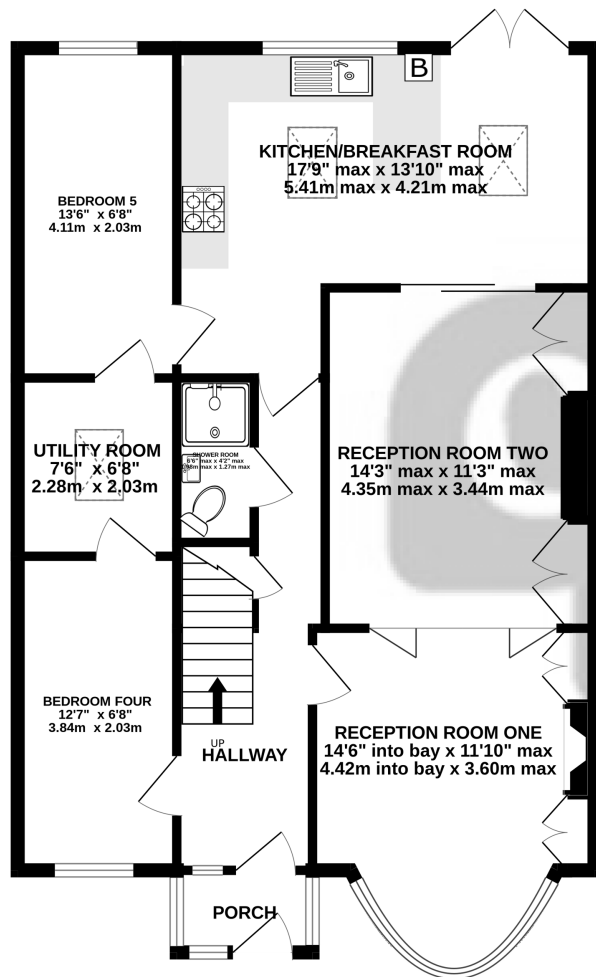
Off street parking via own driveway.

Rear Garden

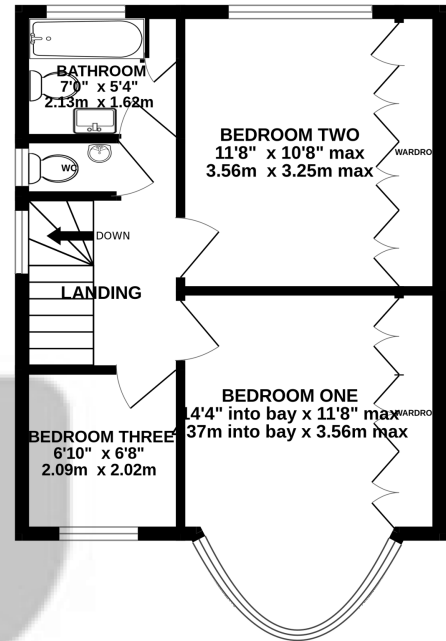
South facing rear garden, raised decking with integrated lighting leading to mainly laid lawn, fence enclosed, outside tap, wooden shed, stocked borders.



GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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