



An extended and modernised detached bungalow.

**28 The Glen, Pinner, Middlesex, HA5 5AY**

Freehold





Separate garage • Underfloor heating to kitchen and bathrooms • Off street parking • Secluded rear garden • Extended living accommodation • Quiet and sought after road

#### Local information

Pinner provides a wide range of shops with multiple stores including Marks & Spencer Food Hall, Sainsbury, Boots and Costa Coffee. There is an interesting selection of quality restaurants serving multi-cultural cuisine, including an award winning restaurant and several coffee/snack bars. Also a charming French Market takes place once a month offering locally made arts/crafts and fantastic foods.

The schooling, both state and private, is well recommended and there are convenient links to Central London via the Metropolitan Line station at Rayners Lane (Baker Street 26 minutes approx.) and the Piccadilly Line station at Eastcote (approx. 2.9 miles).

Both the Intu shopping centre at Watford and St Anne's shopping centre at Harrow are easily accessible.

#### About this property

An extremely spacious and well-presented detached bungalow providing four bedrooms and a separate garage situated in a quiet and convenient location just 0.5 miles to Rayners Lane Underground station. There is vast potential for further extension (subject to planning permission) and planning permission has been granted in the past for additional expansion of the property.

The property is accessed via the porch, with plenty of storage for coats and shoes, which leads to

the front door and entrance hallway. All principal rooms are located off the entrance hallway. To the front is bedroom two that is of great size with large, double glazed bay window. Bedroom one is located to the centre of the property with contemporary en-suite shower room. Adjoining bedroom one is bedroom three which is also a double room. The bedrooms are complete with number four on the opposite side of the hallway. This could also be used as a very useful home office. There is a separate, formal dining room with double doors to the side. The sitting room is of great size having benefitted from an extension to the rear. This room has attractive bi-folding doors providing access and views onto the rear garden. The separate kitchen adjoins the sitting room. There are plenty of wall and base units in cream with contrasting, darker stone work surfaces. Double doors provide access onto the rear garden. The accommodation is complete with a contemporary family bathroom to the front of the property with bathtub.

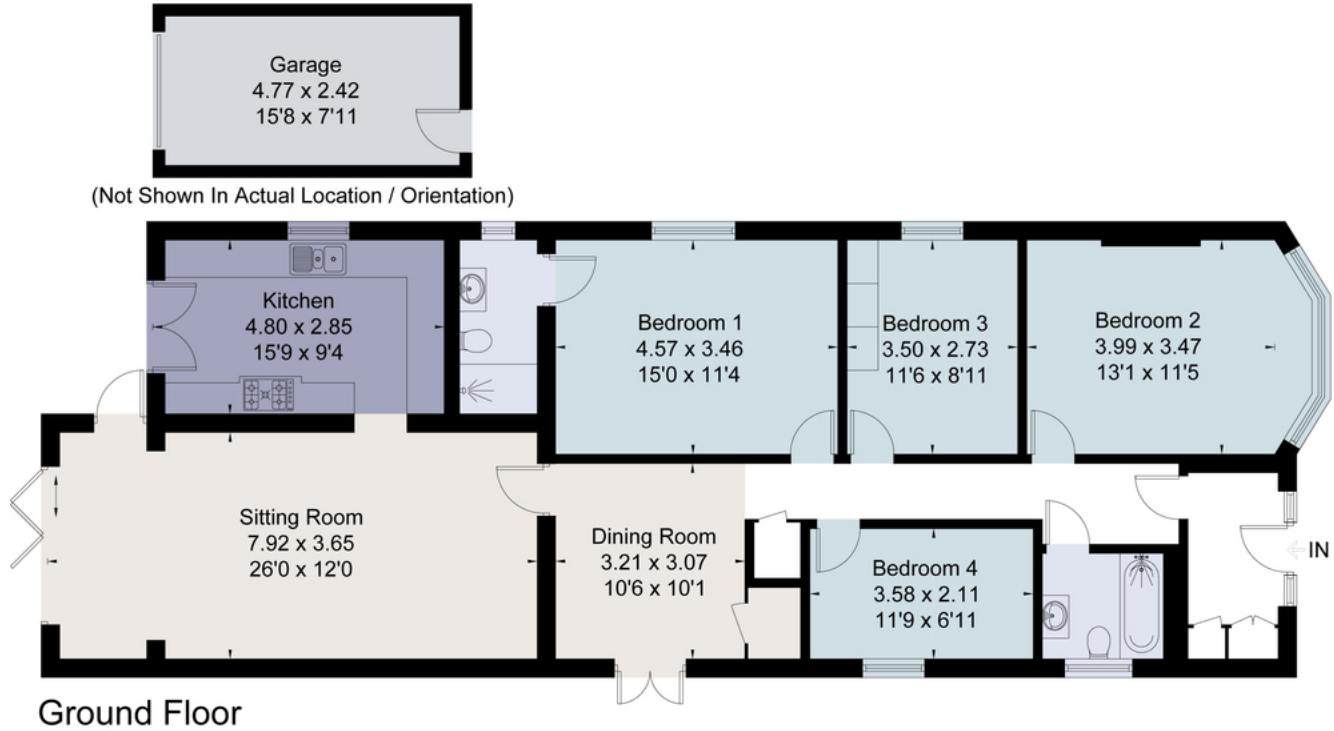
Externally there is a block paved driveway to the front providing off street parking for three cars. To the rear is a flagstone paved patio area bordering the property ideal for al-fresco dining. There is a lawn area to the centre and a variety of shrubs and plants on the perimeter of the garden. Furthermore there is access to an external, stand-alone garage with another off street parking space in front.







Approximate Area = 130.4 sq m / 1404 sq ft  
Garage = 11.5 sq m / 124 sq ft  
Total = 141.9 sq m / 1528 sq ft  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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