



DELIGHTFUL GRADE II LISTED COTTAGE IN THE HEART OF PINNER VILLAGE

ORCHARD COTTAGE, 3 WAXWELL LANE,
PINNER, MIDDLESEX HA5 3EJ

Price on Application Freehold

savills

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Period features ♦ Conveniently located for shops and transport facilities ♦ Landscaped garden ♦ Off street parking for two cars ♦ Westerley rear aspect ♦ Two bath/shower rooms

Situation

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 Pinner (Baker Street 26 minutes) and The Piccadilly Line station at Rayners Lane (2 miles). Central London is about 15 miles distant.

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

Description

Orchard Cottage is a delightful Grade II listed cottage of great character and charm retaining a wealth of period features including fireplaces and timber beams.

The cottage is situated in the heart of Pinner Village, on a much favoured road, only moments from local shops and about 0.3 of a mile from Pinner Metropolitan Line railway station.

To the ground floor the front door opens to a generous sized entrance hall with staircase rising to the first floor. There are two separate reception rooms one with double door opening to the rear garden and a modern fitted kitchen, which also opens to the rear garden.

An inner hallway has an additional staircase leading to the first floor and provides access to a ground floor bathroom.

To the first floor there are two double bedrooms including a master bedroom with en suite shower room. Bedroom two leads to a dressing room that could be adapted to provide a third bedroom.



Outside a driveway provides off street parking for 2 cars and to the rear there is a pretty landscaped garden with a westerly aspect. The garden incorporates an area of neat lawn bordered by raised plants and flower beds, a variety of shrubs. There are also two paved patios and a timber storage shed.

Tenure:

Freehold

Local Authority:

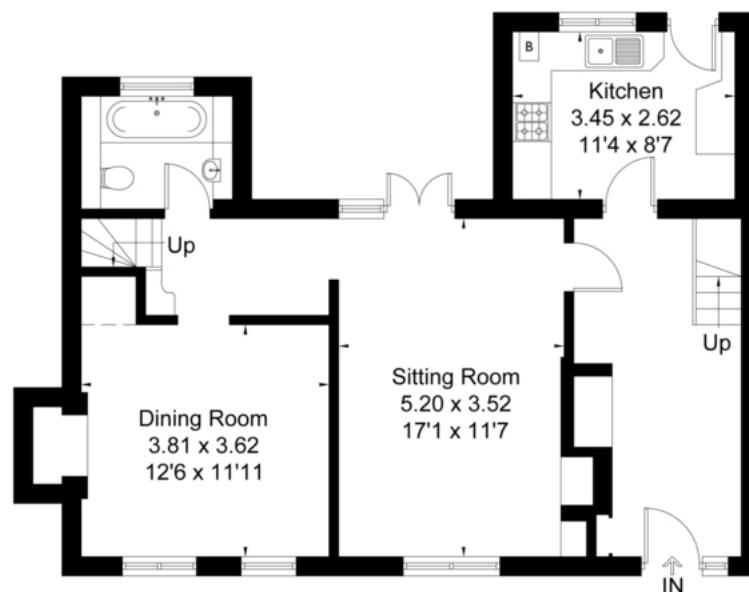
London Borough of Harrow

Viewing:

Strictly by appointment with Savills

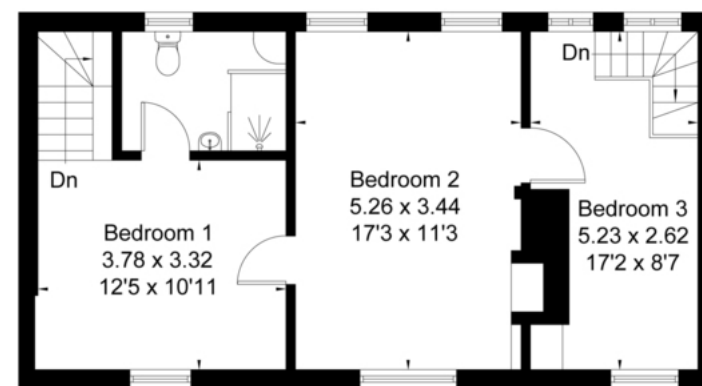


Approximate IPMS2 Floor Area = 122.7 sq m / 1321 sq ft
 Limited Use Area = 0.6 sq m / 6 sq ft
Total = 123.3 sq m / 1327 sq ft
 For identification only. Not to scale.
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Ground Floor

[Dashed line] = Reduced head height below 1.5m



First Floor

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