



LAWRENCE RAND

22 Downs Avenue, Pinner
£925,000

KEY FEATURES

- Stylish Four-Bedrooms
- Bespoke fitted open plan kitchen
- Quiet residential street
- Detached & Spacious Family Home
- Garden Office & Extension Potential (STPP)
- Contemporary Kitchen/Dining/Living Room
- Attractive Rear Garden

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: E
- EPC Environmental Impact Rating: E



Lawrence Rand are delighted to present this beautifully appointed four-bedroom detached home, offering stylish modern interiors throughout and an attractive rear garden, all situated in a highly popular and convenient location. The property provides a versatile layout across two floors with excellent potential to extend further (STPP). The ground floor welcomes you with an entrance hall featuring fitted mirrored storage and stairs to the first floor. The hallway flows seamlessly into a contemporary open-plan kitchen/dining/living room, complete with a bespoke fitted kitchen, integrated appliances, a breakfast bar and a comfortable lounge area. A generous ground-floor bedroom and a modern shower room complete this level, making it ideal for guests or flexible family living.

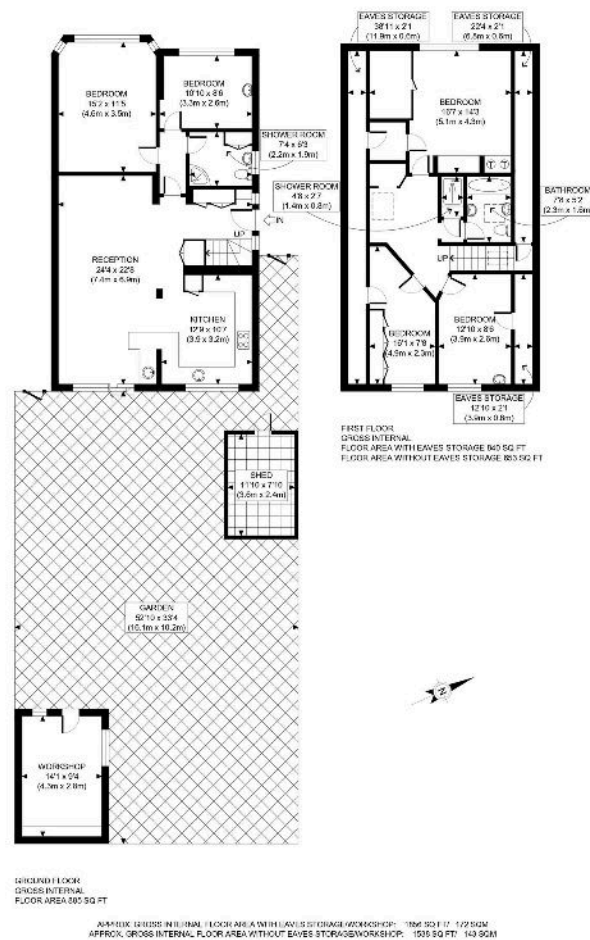
To the first floor, the landing includes a cosy snug/study area, leading to two bedrooms—one benefitting from fitted wardrobes—and a family bathroom with an additional separate wet room. The impressive master bedroom concludes the first floor and boasts a dressing room, open fitted wardrobes and a private washroom.

Externally, the property enjoys a beautifully maintained and private rear garden, mainly laid to lawn with a decking area perfect for summer dining and relaxation. There is also a spacious outbuilding/garden office, offering further versatility. To the front, a driveway provides off-street parking for multiple vehicles.

Downs Avenue is ideally located just moments from Pinner, Rayners Lane and Eastcote High Streets, each offering a wide selection of shops, restaurants, cafés and popular supermarkets. Excellent transport links include local bus services and the Metropolitan and Piccadilly Line station at Rayners Lane (0.5 miles), providing fast and frequent services into Central London and beyond.

The area is renowned for its excellent schools, including Cannon Lane Primary School and Pinner High School, making it a perfect choice for families.





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PROPERTY PHOTO PLANS

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