



  
**Andrew Pearce**  
PINNER

LYNTON ROAD, HARROW, HA2 9NH

£740,000





**An extended five bedroom end of terrace family home, occupying a highly convenient location, quietly situated, yet close to the shopping and transport facilities at Rayners Lane.**

A traditional, bay fronted, 'Nash' built, end-of-terrace property in a convenient location, just a short walk from the station and shops.

Downstairs accommodation includes a 30ft long through lounge with sliding doors leading out onto the patio. The property benefits from a side extension which enlarges the kitchen to allow plenty of space for a growing family. Completing the ground floor layout is a study which could be used as a fifth bedroom and an accompanying ensuite W/C.

On the first floor, there are two large double bedrooms, both featuring fitted wardrobes. What is usually the box room has been extended to create a third double bedroom. A large three-piece bathroom suite with shower and bath complete the first floor layout.

The property has had a loft conversion done, creating space for a very large double bedroom with fitted wardrobes and sky lights, and a sizeable ensuite with shower. There is still plenty of storage available in the eaves.

Moving outside, there is parking for two cars on the private driveway and a back garden approaching 50ft in length. To the rear of the plot sits a large double garage measuring 18'4" x 15'4" providing plenty of storage space, or even the potential to be converted into additional living space. There is a securely gated road to the rear, allowing access for vehicles too. The garden is mostly laid to lawn and enjoys a large patio area, a great place for entertaining during the summer.

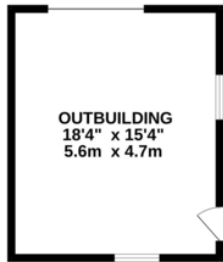
Lynton Road is ideally located within walking distance of Rayners Lane High Street and Metropolitan & Piccadilly Line Station. It also sits within the catchment areas for Newton Farm & Roxborough Primary Schools.

This property combines space, a great location, and potential, making it a wonderful choice for a family home.

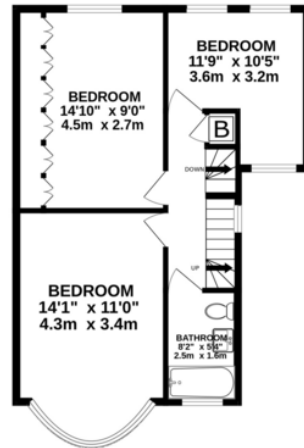
**EPC Rating – D**

**Council Tax Band F - £3460.69**

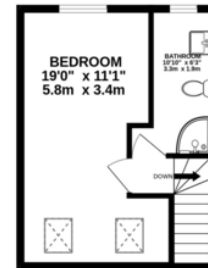
GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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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