



22 DOWNS AVENUE, PINNER

living in london



Space, seclusion, facilities...

quality of living in a tranquil neighbourhood



Welcome,

To whom it may concern

30 years ago, my husband and I looked for a place to build a house for our family.

A friend mentioned that a property in Downs Avenue was for sale, needing refurbishment. We loved the quiet neighbourhood, the location, the space and the chance it gave us to remodel the property.

The buidling work completed, we settled down in the area. Over the years, as the family grew up the telephone exchange disappeared (goodbye yellow vans), the nearby shops grew through decline into a vibrant centre, and the house seemed larger again as our children set up their own households.

We are now looking to move out of the area to be nearer our children and their families, and the property once again is looking for a new owner that will benefit from all it has to offer.

Erica



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GREAT LOCATION | UNCOMPLICATED LIVING
MINIMALIST URBAN DESIGN



Standing tall amongst the properties in the road, this house offers quality of living in a tranquil neighbourhood, close to transport links, within easy reach of London's airports, and the capital - space, seclusion, and facilities.

The airy and open lounge is air-conditioned and has a soft red brick open fireplace and deep pile carpet. The two bedrooms/reception rooms and washroom at the front of the ground floor can be used as a separate annex or home office.

Upstairs, the bright landing area opens on to three air conditioned bedrooms, the master bedroom benefitting from a washroom and dressing room.

Outside, the rear garden provides secluded and pleasant relaxation space, with shaded arbour, timber decking, barbecue space and lawn. There is ample storage space, and the garden continues the low maintenance approach of the house design.

HAS5AH



PINNER HERITAGE | AREA AMENITIES | CHARACTER



Pinner Old High Street, the location of Pinner Fair, runs from the bridge over the brook and the 'new' shops, up to the Church, which was reconsecrated circa 1390 having been rebuilt with locally quarried flintstone.

Less than a mile from the house is the village of Pinner, with Victorian pillar boxes and Tudor era buildings. The annual Pinner Fair celebrates traditional attractions including merry-go-rounds, candy floss and helter skelter. The High Street is home to olde-worlde shops, the clock tower and the famous Queen's Head pub for residents and visitors to enjoy alike.

The Memorial Park was purchased by the residents of Pinner to commemorate those local men who fell preserving the freedoms we enjoy today, a beautiful setting where one can enjoy a warm summer's afternoon alongside the ducks and geese in the lake, the bowling

The Area



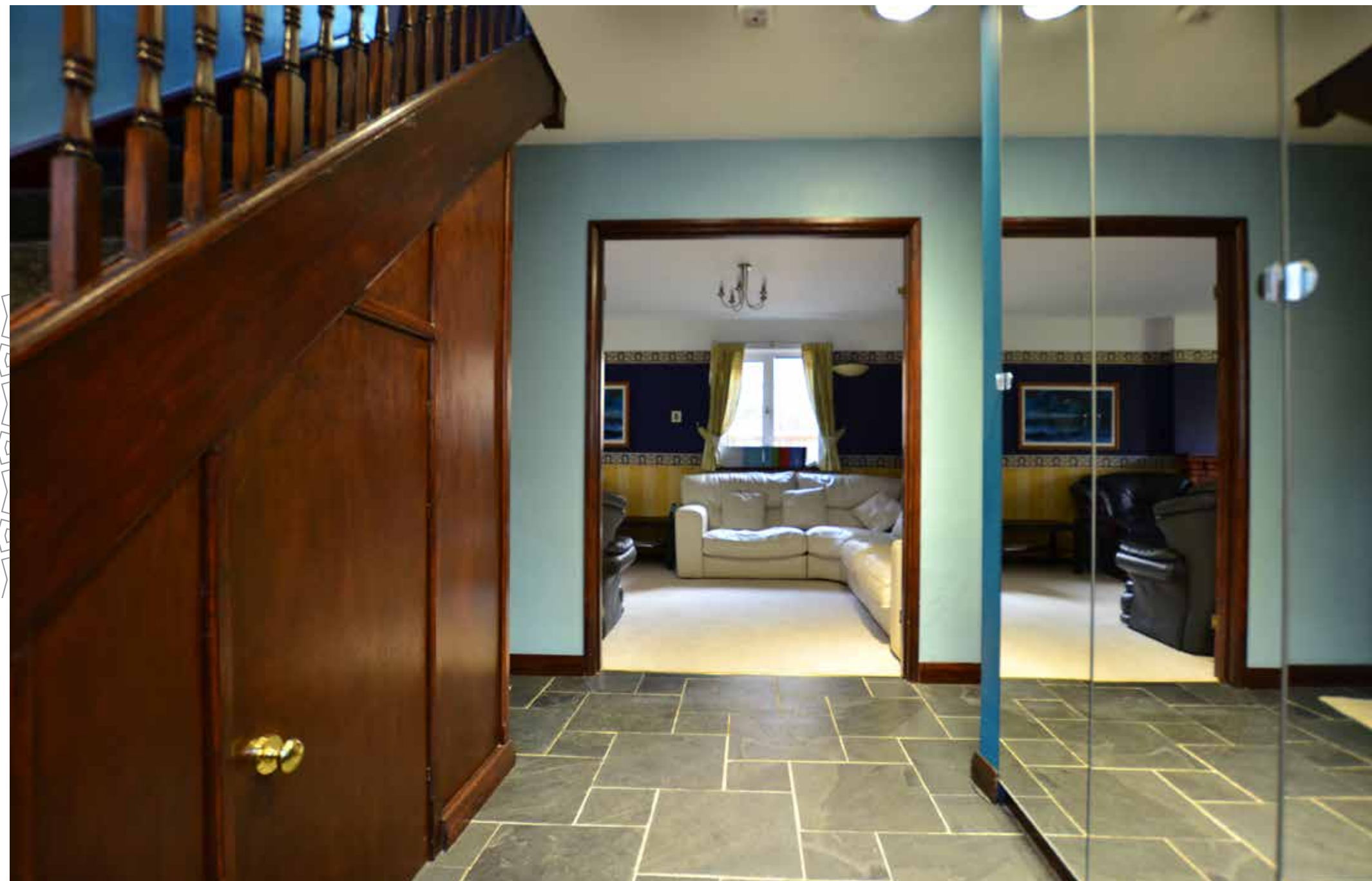
CHARACTER RESIDENTIAL DISTRICT

green, or the aviary. It was once part of the West House estate which was home to Lady Hamilton. There is also a café and a children's play area.

Yeading Brook runs parallel to Downs Avenue and provides a tranquil setting for peaceful walks beside the water or the children can run around the playground, ride bikes or play a game. Pinner also is home to a thriving hub of shops, libraries, offices, estate agents, places of worship and excellent public and private schools. There is a large Sainsburys and a Tesco as well as a police station and fitness centres.

Road and rail connections are excellent. the A40(M) is 3.2 miles, for the M25, south and west, the M1 is 7.1 miles for the north and east, London Heathrow is 9.9 miles, and the North Circular just 5.6 miles.

Travelling by tube into London is very easy, with the Metropolitan and Piccadilly lines just half a mile, an easy few minutes walk, with very frequent connections into north London and the city. Harrow & Wealdstone station is 2.5 miles away, and has fast connections to the main line going north from Euston.



DEVELOPING RELAXATION | LIGHT, SPACE & ATMOSPHERE



The layout is well designed, having been remodelled in 1990 to suit the needs of the present owners. The ground floor opens to a wide hall area with mirrored cupboards and natural slate flooring, a large kitchen/breakfast room with solid oak doors and granite worktops, a huge double aspect lounge with beautiful open fireplace, deep pile carpet and patio doors to the garden, a spacious downstairs 5th bedroom with a bay window and fitted wall lights (currently used as a dining facility), a single bedroom (currently used as a study) with a basin and a wealth of natural light, and a shower room which also houses the Viessman boiler. The front part of the ground floor can be separated from the rest and used as an annex if required.

The first floor has two further bedrooms – one with a basin and one with fitted cupboards, a light-filled spacious landing with a welcoming retreat under the large velux window, an alcove for a desk and computer, the family bathroom with German cast iron Duker suite, a separate modern shower room and the stunning master bedroom with solid oak flooring, fitted wardrobes and white cladding. This room also benefits from a washroom and dressing room with dressing table and full length mirror.



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The House

CLOSE TO COMMERCIAL, BUT NOT TOO CLOSE. ACCESSIBLE FOR TRAVEL, BUT SECLUDED. LOW MAINTENANCE AND SPACIOUS, WITHOUT BEING OVERLOOKED. PERFECT LOCATION FOR THE CITY WITHOUT THE HASSLE.



The estate was developed in 1943-44 and the neighbourhood is quiet and peaceful. Several properties in the road have recently been substantially rebuilt to provide much increased accommodation, and the area is increasing in value. Little traffic passes through and children walk safely. There are trees and grass verges on both sides providing a leafy and green environment, screening from passers-by as well as enhancing the area.

Active rest in a family atmosphere



The mirrored slate tiled hall is cool and opens onto the lounge. To the left, the stairs lead to the spacious landing, and the velux window over provides excellent light.

Entering the master bedroom on a cosy night has a calming effect. The plain neutral tones coupled with the sloping ceiling and medium oak floor render it a very desirable space to spend the evening while in the daytime, the bedroom is swamped in natural light, enhancing the décor and creating a feeling of well being. The air conditioning is also a very wel-

come feature during the summer months and the convenience of the washroom together with the dressing room as well as fitted cupboards, make it an inspirational space.

Sitting under the velux on the landing is a lovely spot to chill out and enjoy reading a good book with a glass of wine, handy alcove is a perfect away space for a workstation.



VENTURING OUT, THE STREAMSIDE OPEN SPACE PROVIDES A PERFECT DOG TRAINING AND EXERCISE AREA, SPACE FOR FAMILY WALKS, AND A BREAK FROM THE BUILT UP AREA.

Outside the property the resin bound stone is easy on eye, and drains perfectly. Inside the accessible brick meter housing is an EV charge socket, and the drive is surrounded by tastefully planted brick flower beds. The freshly painted walls set off the dark larch waney edge cladding, creating an upmarket country feel to the property. External lighting is all LED.

GROUND FLOOR

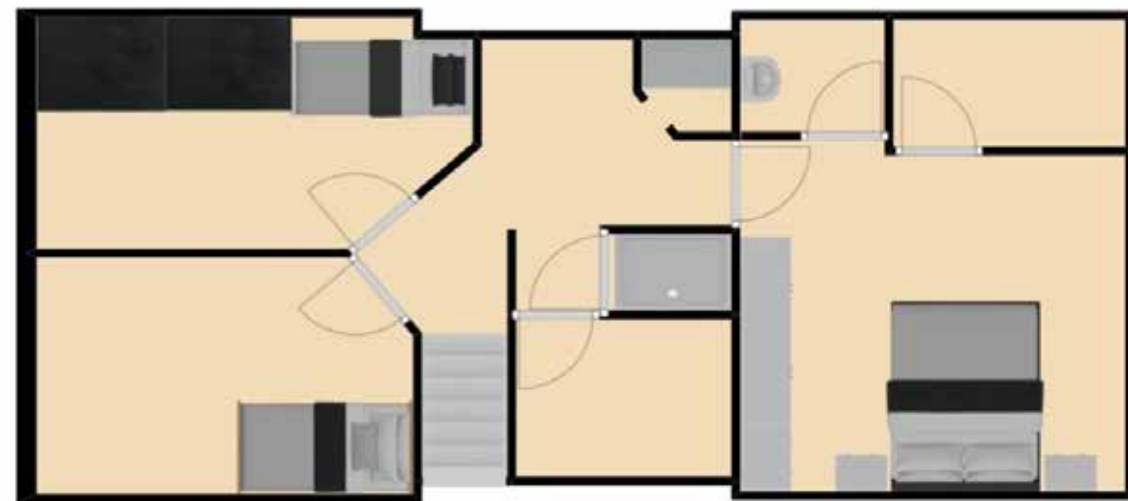
Kitchen : 3.9 x 3.3
Lounge : 3.51 x 7.6
Hall : 3.3 x 2.7
Bedroom 5 : 3.1 x 2.6
Bedroom 2 : 4.6 x 3.5
Washroom : 2.3 x 1.95

FIRST FLOOR

Bedroom 1: 4.6 x 3.5
Dressing : 2.45 x 1.4
Washroom : 1.6 x 1.4
Bedroom 3 : 3.9 x 2.6
Bedroom 4 : 4.4 x 2.4
Shower : 1.0 x 1.3
Bathroom : 2.4 x 1.8

OFFICE

Office : 4.3 x 2.85 m



The Layout



The floorplan has been carefully arranged by the by the present owners architects to meet the needs of their family and to entertain friends but lends itself other configurations to suit the requirements of any potential buyer. For example, with minimal changes, the front suite on the ground floor can be utilised for separate occupation.

LIVING ROOM

LOUNGE



KITCHEN



SPACIOUS | COMFORTABLE | IN STYLE



At the back of the house, overlooking the garden and patio decking, is the magnificent oak and granite kitchen/breakfast room. The substantial working area and cut in sink with drainer, provide ample scope for the most enthusiastic entertaining, and the natural slate floor is attractive and easily cleaned.

The cabinetry is by Neville Johnson, and there are a large number of wall and base units with drawers and cupboards, including two glass fronted display cupboards with LED lighting either side of the hob and extract.

Room lighting includes under unit LED strips, and a floating central ceiling light carousel

in matching oak.

There is a built-in AEG electric double oven, separate microwave and Neff induction hob. The sink is a large German Blanco unit with half bowl for in sink erator if required (not fitted) plus a sink with single drainer and built in dishwasher.

Ample power sockets, tiled splashbacks and a black glass hob splashscreen complete the picture. Extract is via a pull out built in AEG filtered unit. The control for the central heating is also here.

BED2 / RECEPTION 2

At the front of the ground floor, looking out onto the drive, is Bedroom 2 or Reception 2.

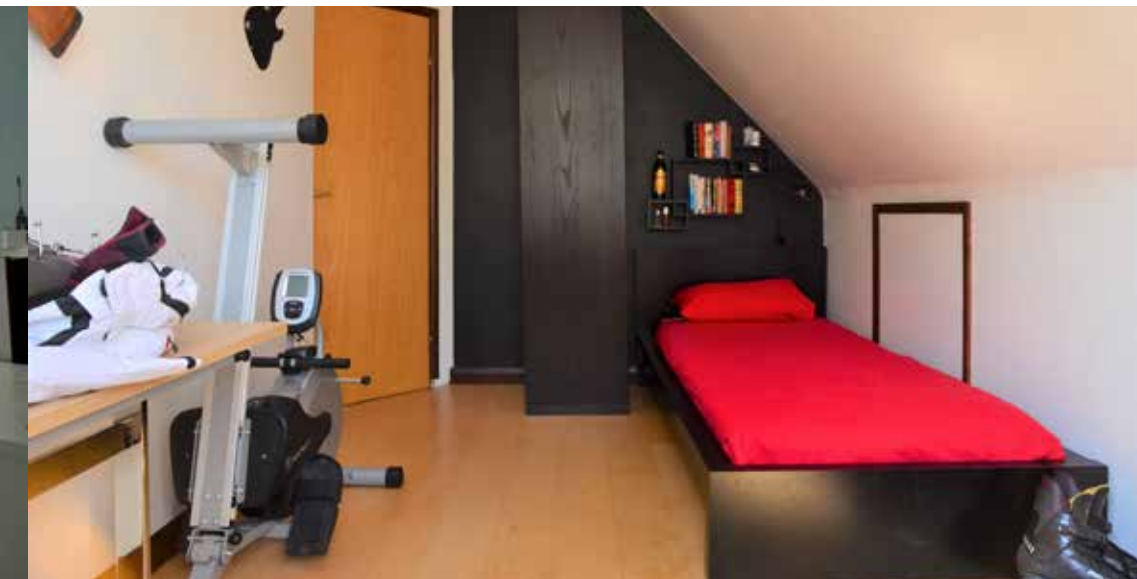
Presently used as dining space for entertaining, it is equally suited to use as a second master bedroom (see supplemental photo to right of page). It is immediately across the passageway from the shower room and toilet, the passageway can be closed off from the rest of the ground floor for privacy, when required.

As a social space for formal dining, it is close to the kitchen and provides ample room for a large table.



Bedrooms

SLEEPING ARRANGEMENTS AND INTERNAL DESIGN



The three bedrooms shown here are all air-conditioned, and each have unique desirable features.

Bed 5 (left) has a bespoke built in wardrobe system, including space for a basin (not fitted) and an ingenious child's desk space within a wide opening door. There is ample storage space in the under bed drawers and wardrobes.

Bed 4 (above) is on the ground floor and looks out over the street. It is light, airy and pleasant, with a basin, and is immediately adjacent to the toilet & shower room.

Bed 5 (shown above) looks out over the garden, and has a basin also. Access to the side loft storage area is shown to right of photo.



This property offers space, seclusion and comfort, close to the city and amenities.

It is notable that several other properties in the road have recently been rebuilt to almost double the floor area, and it is our opinion that this property has scope for a large rear building under permitted development rights that would greatly add to the usability and value.

The area is likely to increase significantly in value over the next few years, and the location is a key part of that value.



HAS 5AH

AGENT CONTACT DETAILS

TEL.: +44 123 456 789

E-MAIL: agent@ha55ah.uk

www.ha55ah.uk



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