




Andrew Pearce
PINNER

RAISINS HILL, PINNER, HA5 2BU

£785,000



Set in a quiet location in Pinner is this appealing bay fronted three-bedroom semi-detached house is offered to the market.

Presented in impeccable order this Comben & Wakelin semi-detached home comes with fresh interiors and a generous floorplan of 1152 sq. ft. The accommodation comprises: entrance porch, hallway, spacious living room with a front aspect bay window and a feature fireplace, dining room with doors to the rear garden, fitted kitchen extensively fitted with range of modern units and a door to the rear garden.

The first floor landing leads to the three bedrooms and the contemporary family bathroom which is fitted with a luxury suite consisting of a large shower enclosure, panel enclosed bath, vanity sink unit, in addition to a separate W.C.

Outside, the front garden is lawned with a private driveway providing off street parking. To the rear is a well maintained 80 ft garden consisting of a lawned area with a variety of shrubs, large patio area, brick shed and fenced boundaries. The rear garden also enjoys the benefit of a South Westerly aspect.

Raisins Hill is a quiet residential location located just a short walk to outstanding schools and Pinner High Street.

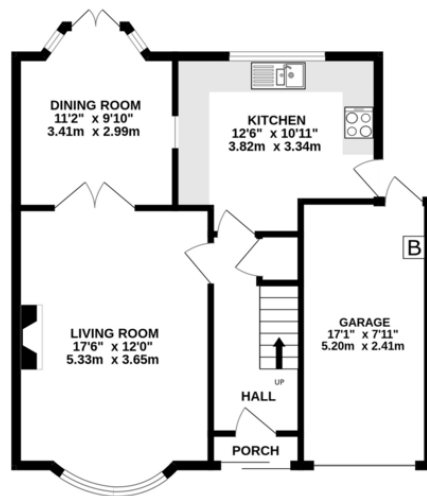
Furthermore Eastcote House & Walled Gardens is accessed within a few minutes walk as are local parks and various green spaces.

The property offers plenty of potential for extension, to the side, rear and in the substantial loft space, subject to the usual planning consents.

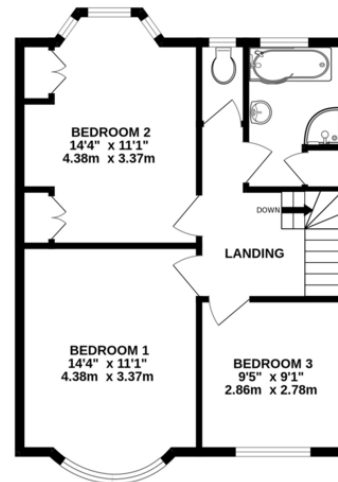
Finally, Raisins Hill is proud to have been designated as an "Area of Special Local Character" by Hillingdon Council in 2012.



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq.ft. (107.0 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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