



Andrew Pearce
PINNER

ELM PARK ROAD, PINNER, MIDDLESEX HA5 3LA £1,625,000



Nestled on a tree lined road this characterful extended four bedroom semi-detached family home offers grand proportions with lovely features well equipped for modern living.

Conveniently located with local schools and transport facilities, Pinner High Street is just footsteps away.

The accommodation briefly comprises of a grand entrance hallway with access to a utility room and cloakroom. To the front aspect is a spacious lounge with a feature fireplace and large windows allowing natural sunlight to stream in, this flows into an open plan rear aspect with French windows and doors opening out onto the garden.

There is a spacious kitchen which has a range of fitted units and work surfaces including a breakfast bar, range cooker with glass tiled splashback and opens to a light filled family room with French windows and doors leading out onto the garden.

To the first floor is a spacious master bedroom which benefits from fitted wardrobe's and an ensuite shower room. There are two further bedrooms all of a good size and a well-appointed family bathroom. Stairs lead to the second floor landing with a large bedroom complete with lounge area (could easily be made into a fifth bedroom) well served by an full ensuite bathroom with bath and shower.

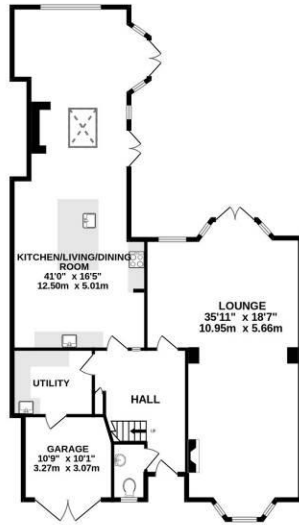
To the front of the property is a large, gravelled driveway and integral garage also providing off street parking for multiple cars. To the rear aspect is an attractive 100ft garden which is well maintained and consists of a large lawn area with mature trees and flowery borders.

Elm Park Road is situated on a sought-after road being only just a short walk from Pinner High Street. Pinner High Street benefits from a vast array of highly regarded restaurants, shops and bars.

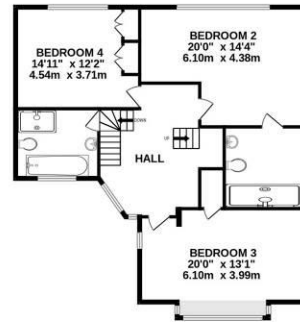
The Metropolitan Line can be accessed from Pinner train station, this line commutes into the heart of Central London within approx. 30 minutes.



GROUND FLOOR
1446 sq.ft. (134.4 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



2ND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 3099 sq.ft. (288.0 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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