



  
**Andrew Pearce**  
PINNER

WILTSHIRE LANE, PINNER, MIDDLESEX HA5 2LY



**A very well presented three bedroom semi detached family home conveniently located in this ideal position for families as it is located very close to Haydon School & Sixth Form, Coteford Primary School and Bishop Ramsey.**

**Offered for sale with a complete onward chain.**

**Accommodation briefly comprises; storm porch leading to the spacious entrance hallway, downstairs WC, fitted kitchen with a range of wall and base mounted units with tiled flooring and a breakfast bar. The spacious rear reception room leads to a large conservatory overlooking the rear garden.**

**Stairs to the first-floor lead to three good sized bedrooms and a family bathroom.**

**Outside, the secluded and immaculate rear garden that has a large patio rear / side access. There is also a summer house.**

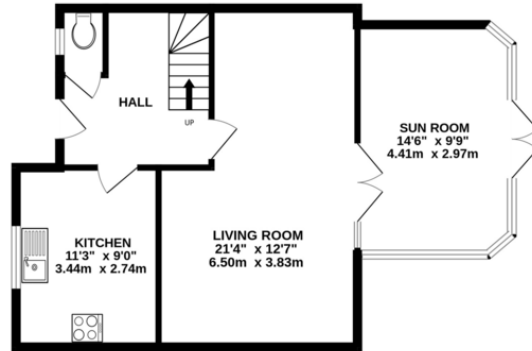
**To the front, the property provides off street parking for 2 cars and potential to create more.**

**This family home is well presented throughout and has potential for further extensions, subject to the relevant planning consents.**

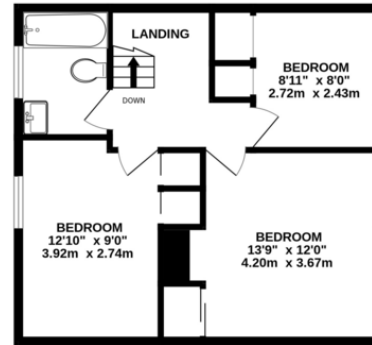


- **Spacious and well-presented family home**
- **Three bedrooms, all a good size**
- **Conservatory**
- **Well appointed Kitchen**
- **Close to great schooling**
- **Walking distance to Northwood Hills Metropolitan Line**
- **Short walk to Eastcote House Gardens**
- **Complete upward chain**

GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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