

**Andrew Pearce**  
PINNER

VILLAGE WAY, PINNER, MIDDLESEX, HA5 5AA

Offers in excess of £650,000



**A newly refurbished three bedroom detached bungalow located close to Pinner & Rayners Lane, offered for sale chain free.**

Presented with fresh neutral decor and high quality fixtures and flooring, the accommodation comprises.

Entrance hallway, leading through to a sizeable rear aspect living room and fully double glazed conservatory. The newly fitted kitchen/ diner features a range of smart streamlined units along with ample counter tops and integrated appliances. Further off the hallway, there are three good size bedrooms and anew white bathroom, fitted with a fresh white suite with tiled wlls and flooring providing a neat finish.

The bedrooms and hallway are finished with new carpets, whilst the living and kitchen feature contrasting wood flooring.

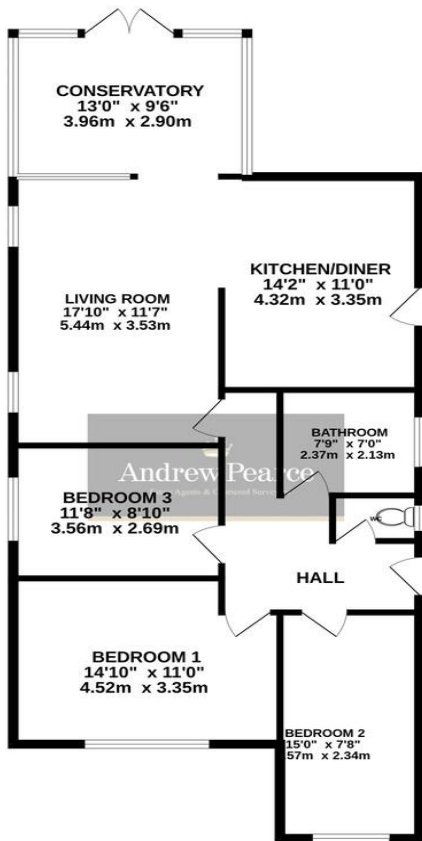
Outside, the private block paved driveway provides off street parking. The lawned area is laid with new turf.

To the rear the lawned garden enjoys the benefit of a southerly aspect.

Chain free sale.



GROUND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



