




Andrew Pearce
PINNER

ST. MICHAELS CRESCENT, PINNER, HA5 5LG **£780,000**



Located in this highly sought-after location is this good size three bedroom halls adjoining semi-detached family home. The property offers fantastic potential for a growing family to extend, subject to planning consent.

St Michaels Crescent is a convenient location, within a short walk of Pinner Village with its array of shopping and transport links including the Metropolitan Line Station to Central London. Pinner Village Gardens and Roxbourne Park Nature Reserve are also close by. The areas leading schools, Cannon Lane and Pinner High are also within walking distance.

Accommodation briefly comprises; welcoming entrance hallway, spacious front aspect reception room and a double glazed bay window to the front aspect. The rear reception room/dining room is of a good size and has direct access into the rear garden.

The fitted kitchen benefits from an excellent range of storage and worktop space, leading into the large utility room (16,5 - 8'6) and attached garage.

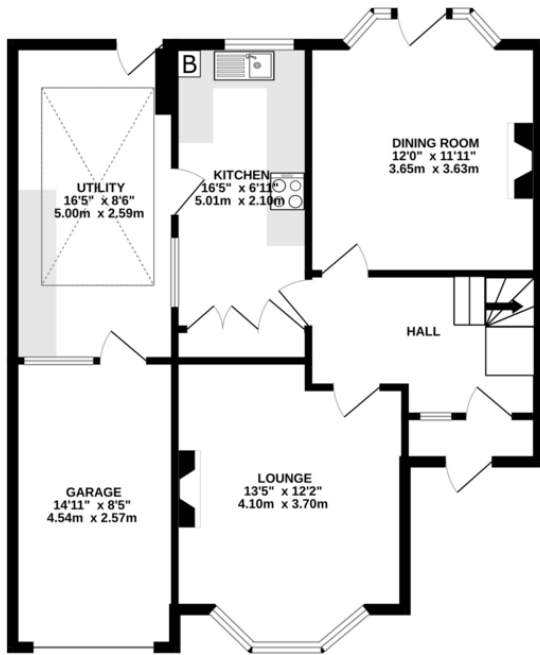
To the first floor there are three good sized bedrooms and a family bathroom.

Outside the property has a seduded private rear garden and a large front driveway providing off street parking for 2/3 cars.

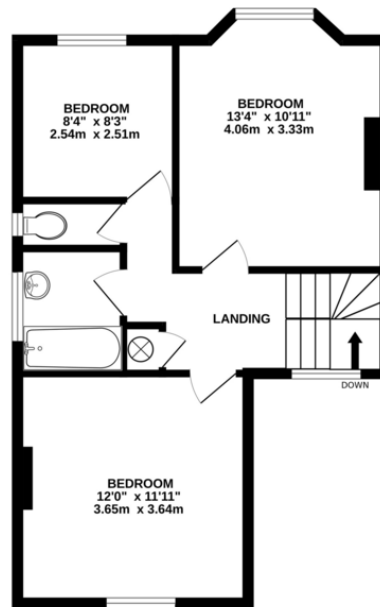


- Three-bedroom halls adjoining semi detached home
- Lots of potential to extend, STPP
- Very good condition throughout
- Garage own drive
- Utility Room
- Large rear garden with patio area

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 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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