



Andrew Pearce

PINNER

LATIMER GARDENS, PINNER, HA5 3RA

Offers in excess of £600,000



An attractive three bedroom centre terrace house, situated in a highly sought-after location within easy reach of local amenities, schools and excellent transport links. The property offers generously sized interiors throughout and is perfect for a growing family.

The accommodation comprises a welcoming reception room with sliding doors opening to the garden and a modern kitchen, enjoying fitted units, space for appliances, and direct access to the patio. To the first floor are three generous bedrooms and a modern family bathroom.

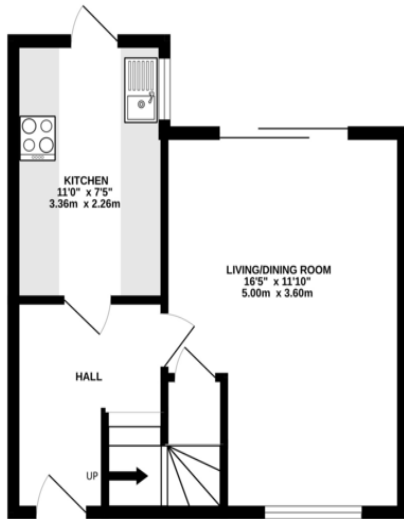
To the rear is a established garden, boasting a lawn, trees and shrubs, patio area and generously sized shed/outhouse with light and electric power points. The property also benefits from a garage in a nearby separate block.

Latimer Gardens is ideally placed just a short stroll from an array of shops, eateries and bus routes. Close by are Pinner and Northwood Hills stations, providing swift access into the heart of London via the Metropolitan Line. Within the local area are highly regarded schools including Pinner Wood School (walking distance) and Northwood High School.

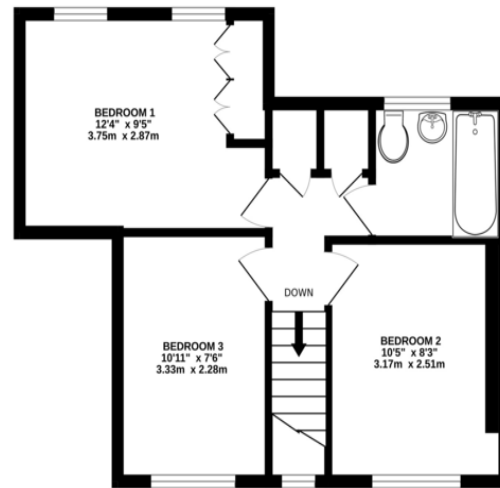


- 3 Bedroom centre terraced
- Good condition throughout
- Garage in a separate block
- Shed with light and power outlets
- Boarded loft
- Large rear garden
- Potential to extend (stpp)
- New combi boiler
- EPC rating - D

**GROUND FLOOR**  
346 sq.ft. (32.2 sq.m.) approx.



**1ST FLOOR**  
382 sq.ft. (35.5 sq.m.) approx.



**TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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