




Andrew Pearce
PINNER

DEANE CROFT ROAD, PINNER, MIDDLESEX HA5 1ST



A well-presented and extended three-bedroom semi-detached family home.

Located on Deane Croft Road the property is conveniently situated within a short walk of Eastcote High Street with its easy access to Central London via the Metropolitan and Piccadilly Lines. For schooling, the property falls within the current catchment for Cannon Lane Primary and Pinner High.

Accommodation briefly comprises; storm porch leading to; guest WC, spacious entrance hallway, front aspect dining room, rear reception room with Bi folding doors to the rear garden. The kitchen is fitted with units at the base an eye level and has a door leading to a conservatory. Stairs to the first-floor landing leading to three good sized bedrooms and a four piece family bathroom.

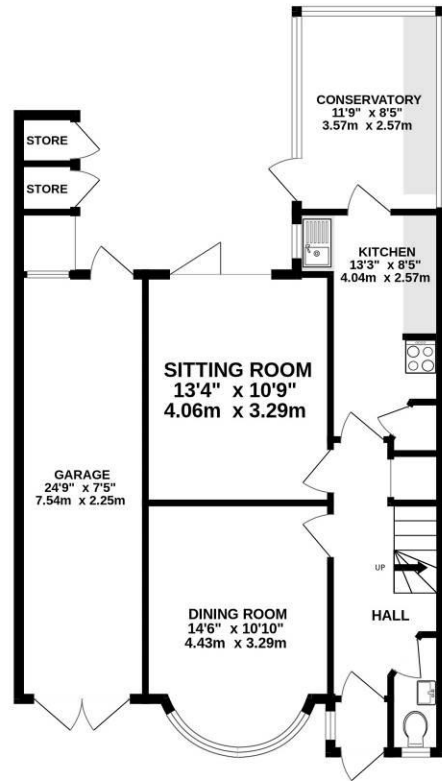
Outside is a seduded rear garden approximately, 90ft with a laid lawn, patio area and play area.

To the front there is a mature garden and off-street parking.

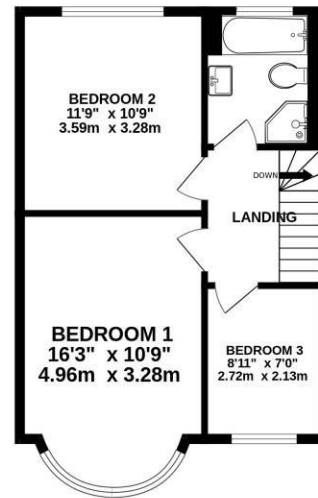


- Spacious three-bedroom family home
- Bi-Folding doors from the lounge to the garden
- Good condition
- Fitted Kitchen
- Conservatory
- Garage own Drive
- Potential to extend, subject to planning consent.
- Chain free

GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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		64/6
81-91	B		
69-80	C		
55-68	D	67/0	
39-54	E		
21-38	F		
1-20	G		



