




Andrew Pearce
PINNER

HIGH VIEW, PINNER, MIDDLESEX HA5 3PA



Located in one of Pinner's most sought-after lanes and offered for sale with no onward chain is this character detached residence exclusively available to view to view by the owners sole appointed agents.

This property has been in the current ownership of the family for many years and retains a lot of original character features.

Accommodation comprises entrance hallway, guest cloakroom, spacious front aspect living room with feature fireplace and bay windows. A spacious dining room has doors that lead to rear garden and a door through to the third reception room that also has doors overlooking the rear garden.

The kitchen & breakfast room has been refitted to a very high standard and has modern units at the base and eyelevel. Furthermore, there is also a convenient larder great for storage.

Stairs leading to the first-floor landing with doors to; principle bedroom with fitted wardrobes and a window to the front aspect, three further good size bedrooms and family, bathroom and separate WC.

Outside the stunning rear garden is laid to lawn with mature shrubs & flowerbed borders. The garden is pristinely maintained and very private.

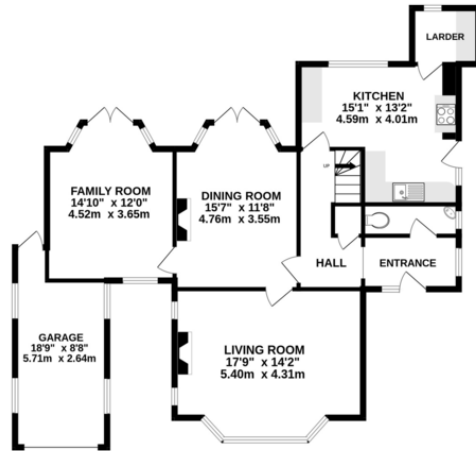
To the front of the property has a gravel driveway with an attached garage and drive.

High View is widely regarded as one of Pinner's Finest roads and is highly desirable. Located within a five-minute walk of Pinner Village and also convenient for the highly sought after West End Lodge schools

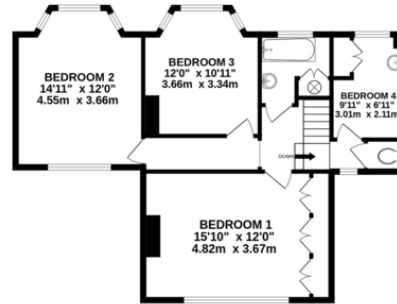
Offered for sale with no upward chain.



GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 1750 sq.ft. (162.6 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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

