



  
**Andrew Pearce**  
PINNER

WILLOWS CLOSE, PINNER, HA5 3SY £570,000



A modern three-bedroom mid-terraced home located in a peaceful cul-de-sac.

To the ground the floor the property boasts an entrance hallway, a spacious living room, dining room, a modern fully fitted kitchen and guest cloakroom.

To the first floor are three well-proportioned bedrooms. However, the current owners have amended the layout and removed the wall between the 1<sup>st</sup> and 3<sup>rd</sup> bedrooms to create an enlarged master bedroom, this is easily rectified should the purchase wish have the separate 3rd bedroom. To finish the first floor is a fully tiled family bathroom and airing cupboard.

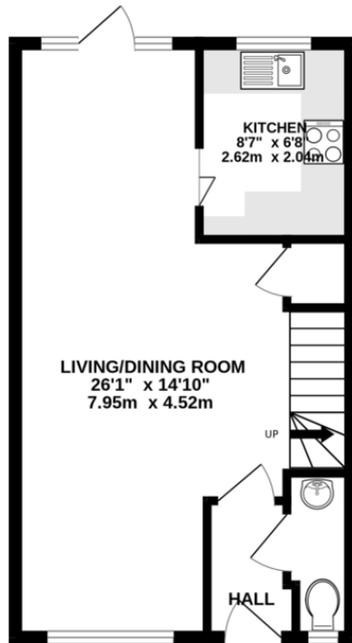
To the rear of the property is a secluded garden with a seating area, lawn and shrubbery. Completing this home is off street parking via own driveway.

Willows Close is a popular residential cul-de-sac being within easy reach of Pinner Village with its local shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner and Northwood station which provides a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling.

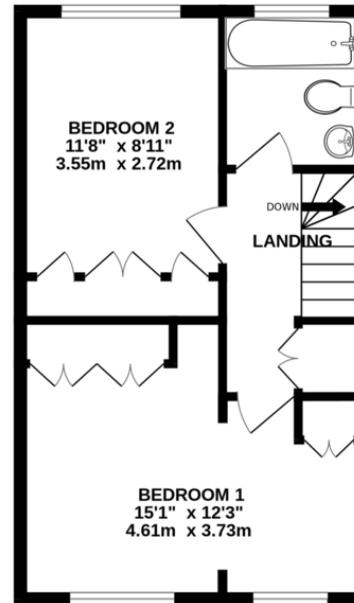
Property also benefits from a garage in a near by block.



GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.  
Made with Metropix ©2023



