



  
**Andrew Pearce**  
PINNER

ELLEMENT CLOSE, PINNER, HA5 1EP

£425,000



A generously proportioned, two double bedroom, ground floor maisonette with the added benefit of a private rear garden, perfect for first time buyers or investors alike. Sold with the benefit of a new lease granted upon completion.

The property comprises an entrance hallway providing access to a generous, front aspect lounge/diner, a well-equipped modern kitchen with access a private rear garden, a family bathroom, and two double bedrooms benefiting from fitted wardrobes.

Externally the property boasts a private rear garden that is laid to lawn, an outhouse for storage and a garden shed.

To the front is parking for 2 cars on the privately owned driveway

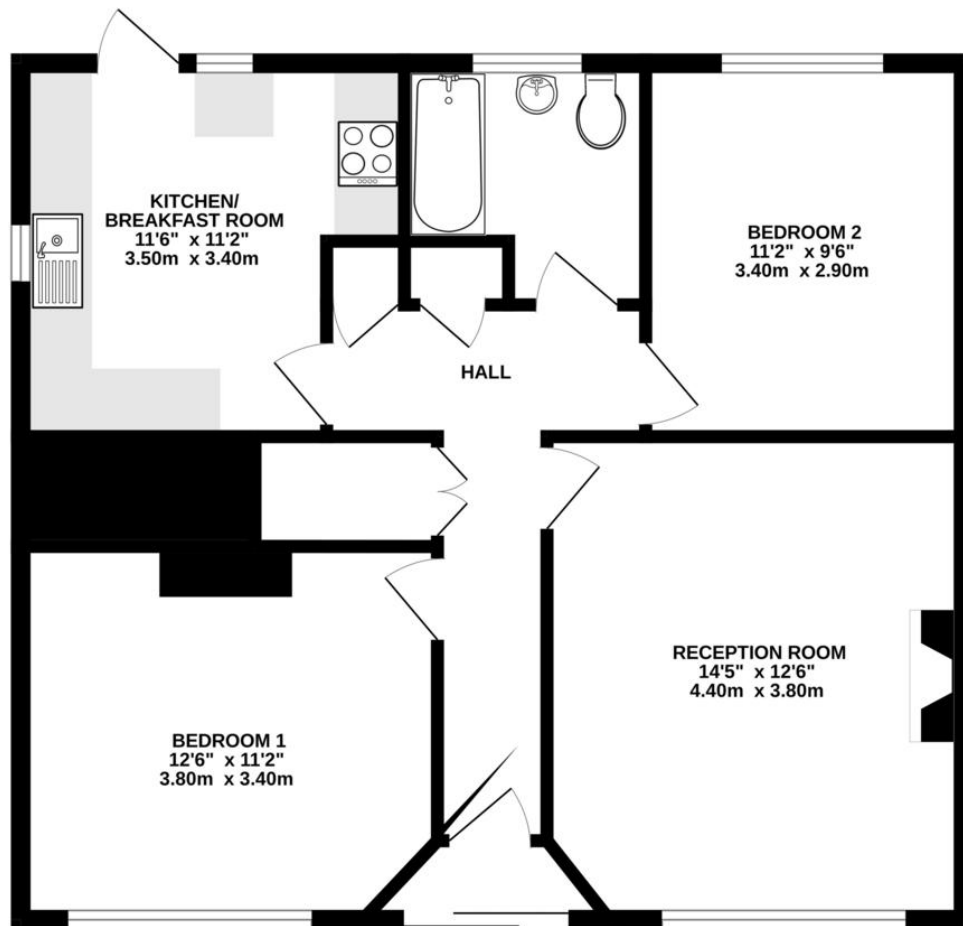
Situated off Eastcote Road, this property is just a short walk to Pinner high street and a variety of shopping facilities, restaurant's, coffee houses and popular supermarkets. For commuters, the Metropolitan line can be accessed at Pinner station, and there are a number of local bus routes in the area. Alternatively, Eastcote high street is just a short distance away, as is Eastcote station with the Metropolitan and Piccadilly line services.

The area is well served by local primary and secondary schooling, children's play areas and recreational facilities.



- Purpose Built Ground Floor Maisonette
- Good condition throughout
- Private Rear Garden
- Private Off Street Parking for 2 cars
- Walking distance to Pinner Village & Underground Station.

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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.



