



  
**Andrew Pearce**  
PINNER

**STARLING CLOSE, PINNER, MIDDLESEX HA5 3PH**



Offered for sale with no forward chin is this very attractive five bedroom, three bathroom (2011sqft ) detached home is set in one of Pinner's premier residential side roads just a short walk to the sought after West Lodge School, close to Pinner Memorial Park, Pinner Station and the historic High Street.

Accommodation comprises entrance porch,, spacious hallway, front aspect living room with a feature fireplace, family room, dining room, study & ground floor cloak room. The well appointed kitchen is fitted with a range of units at the base and eye level with contrasting worksurface and a door to the rear garden.

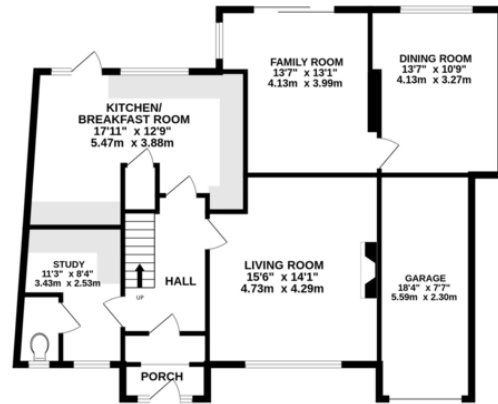
Stairs to the first floor lead to; principal bedroom with an ensuite shower room & dressing room, four further bedrooms ( one ensuite) and a family bathroom.

Outside the secluded rear garden is very well presented and mostly laid to lawn. To the front, there is a paved driveway providing off street parking and a garage own drive.

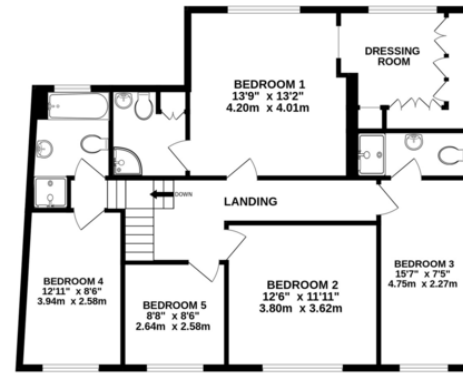


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA: 2011 sq.ft. (186.8 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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