



Andrew Pearce
PINNER

WESTBURY LODGE CLOSE, PINNER, HA5 3FG **£750,000**



A rarely available three/four bedroom, three bathroom terraced town house located in this ultra-convenient Pinner Village location.

Westbury Lodge Close is located just 6 minutes' walk to Pinner's Metropolitan Line Station, providing easy access to Central London. Pinner Village's historic High Street with its café culture, boutique shops and well know restaurants is just a short walk as is the areas leading primary school, West Lodge.

This style of Town house offers a unique, flexible accommodation and ideally suits a family looking for space to grow.

Accommodation comprises of: A welcoming entrance hallway leading into the ground floor kitchen/diner presented in good condition with direct access out into the garden. Ground floor shower room with WC and a large garage (14'7 -9'10) which is ideal for storage or conversion STPP.

To the first floor is the large through lounge measuring (27'6 – 12-8) which leads into the generous study which could also be used as a 4th bedroom.

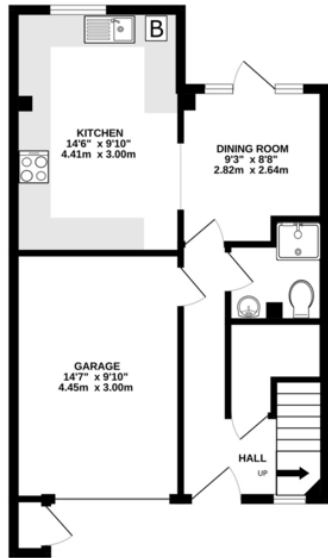
The stairs to the second-floor lead to large master bedroom with fitted wardrobes and a full en suite bathroom, two further bedrooms well served by a family shower room.

Outside is a good-sized paved rear and off-street parking for 1 – 2 cars to the front.

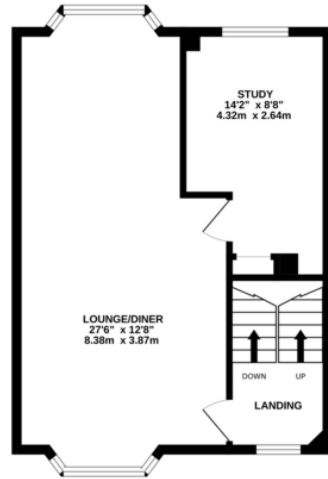
As the vendor's sole appointed agents Andrew Pearce highly recommend an internal inspection to fully appreciate the properties envious location and flexible accommodation that is on offer.



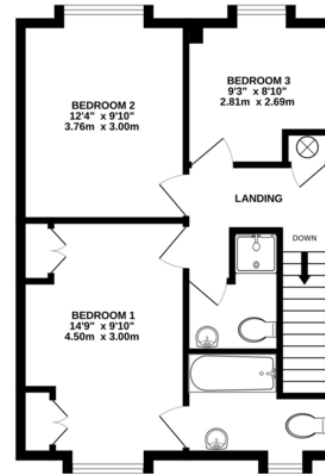
GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.8 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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