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Andrew Pearce
PINNER

BIRKDALE AVENUE, PINNER, HA5 5SG **£725,000**



This is a charming, semi-detached home with four bedrooms, two bathrooms and a large back garden. It has character features and modern interiors throughout.

The entrance hallway has stained-glass windows and original details. The living/dining room is long and spacious, with two fireplaces, a big bay window and a door to the garden. The kitchen is presented in good order and has a lot of storage space. There is also a guest WC on the ground floor.

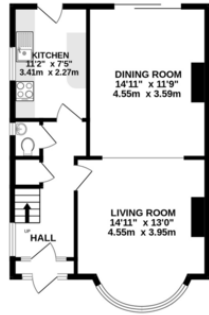
The first floor has two big double bedrooms, one with fitted wardrobes, another double bedroom and a family bathroom. The second floor has the main bedroom with an en-suite shower room and a Juliet Balcony.

To the rear is neatly presented garden which is laid to lawn with a patio area. The front has a driveway for off-street parking, and a garage that is accessed by a shared driveway. The garage is set back from the house.

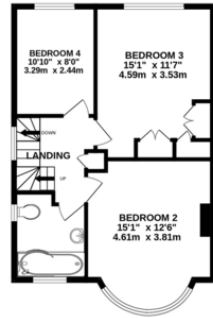
The house is in a great location for Hatch End, Pinner and North Harrow, which have shops, restaurants, coffee houses and supermarkets. There are stations nearby for the Metropolitan Line and the Overground. There are also good schools, parks and recreational facilities in the area.



GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1447 sq.ft. (134.5 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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