



  
**Andrew Pearce**  
PINNER

**RICKMANSWORTH ROAD, PINNER, HA5 3TG** **£315,000**



A vibrant and modern one bedroom ground floor garden maisonette which provides spacious living accommodation with the added benefit of a large private garden.

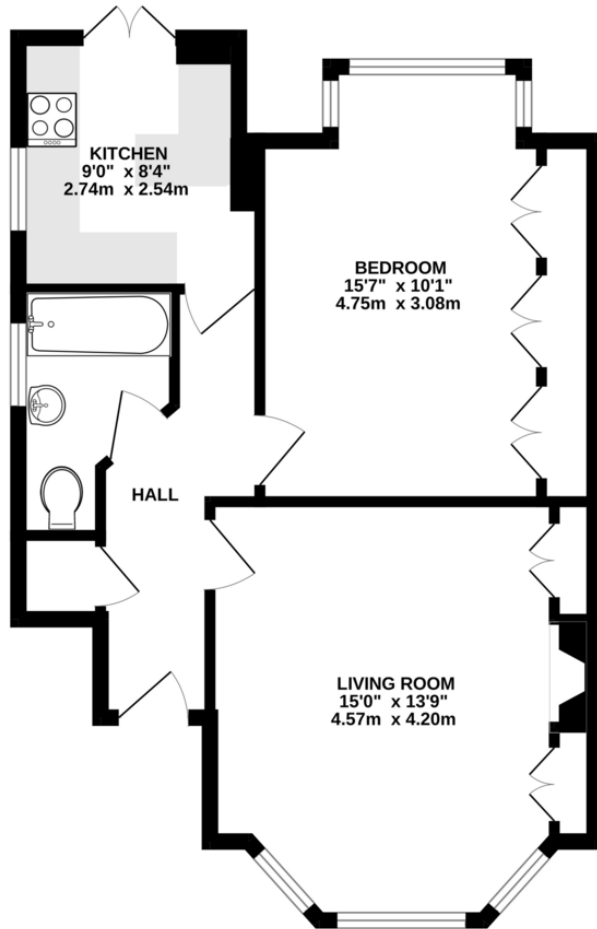
Accommodation comprises of: Entrance hallway leading the large front reception room with feature fireplace, bay windows allowing plenty of natural light which is complemented by high ceilings. The generously sized Master Bedroom is rear facing with fitted wardrobes and a large rear window allowing for additional storage/space. The recently fitted kitchen is in good condition and boasts base and eye units as well as a breakfast/dining table and direct access into the private garden.

To the front of the property is off street parking for two cars and to the rear to the 70ft private garden with a generous patio area, laid lawn and flower beds.

Rickmansworth Road is within easy reach of both Pinner and Hatch End High Streets and transport facilities, whilst Northwood Hills Metropolitan Line station is within 10 minute's walk. There is also a good selection of many local Primary and Secondary Schools within the local area.



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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