




Andrew Pearce
PINNER

CHALFONT WALK, PINNER, MIDDLESEX HA5 3FF



This 'CHAIN FREE' three-bedroom end-of-terraced family home offers spacious and light-filled accommodation, making it an ideal choice for families seeking a conveniently located residence.

The property provides ample living space and features a well-cared-for rear garden with direct access to the garage.

Accommodation comprises; a welcoming entrance hallway leads to the ground floor cloakroom. The large lounge/dining room, approximately 24 feet in length, includes double glazed windows to the front and double-glazed doors opening out to the attractive rear garden. The ground floor also boasts a fitted kitchen equipped with high-quality appliances, plumbing for a washing machine, ample cupboard space, and windows overlooking the well-cared-for rear garden.

Upstairs, you'll find three generously sized bedrooms. The well-appointed family bathroom suite includes a panel-enclosed bath with a power shower attachment, a low-level WC, a wash hand basin, and a frosted rear aspect window.

The front garden features a pathway to the front door and a small pebble area with a flower arrangement. The well-maintained rear garden offers a patio area for seating and a lawn area with flower and shrub borders. The garage, located in a nearby block, provides convenient access to the rear garden.

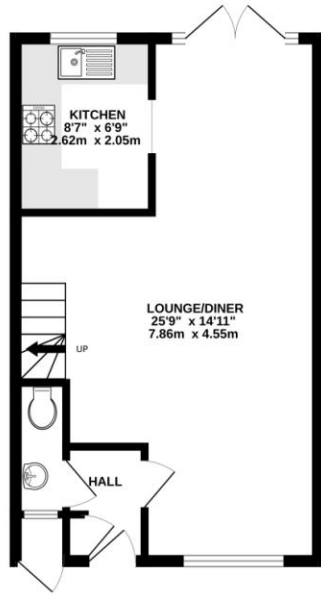
Chalfont Walk is situated in a peaceful and private cul-de-sac. It's just a short walk to Pinner High Street, where you'll find various shopping and transport facilities. Additionally, this property falls within the catchment area of many coveted schools.



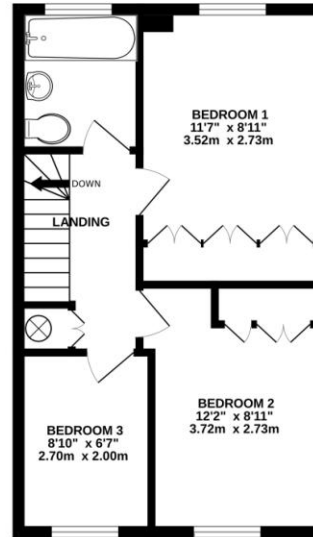
OUTBUILDING
131 sq ft. (12.2 sq. m.) approx.



GROUND FLOOR
385 sq ft. (35.6 sq. m.) approx.



1ST FLOOR
384 sq ft. (35.6 sq. m.) approx.



TOTAL FLOOR AREA: 899 sq. ft. (83.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

