



Andrew Pearce
PINNER

TOLCARNE DRIVE, PINNER, MIDDLESEX HA5 2DQ

£350,000



A two bedroom ground floor maisonette located in this sought after location very close to Northwood Hills & Harlyn Schools.

Accommodation comprises of own front door, spacious entrance hallway, large understairs cupboard, front aspect reception room with double glazed windows, two double bedrooms (one used as a dining room) fitted kitchen with a range of base and wall units and a door to access the rear garden. Completing the ground floor is a family bathroom.

Outside the property has the benefit of both front and rear gardens.

Tolcarne Drive is situated in a desirable location, merely moments from both Pinner and Northwood Hills High Street. These high streets benefit from an array of restaurants, shops, cafés and bars.

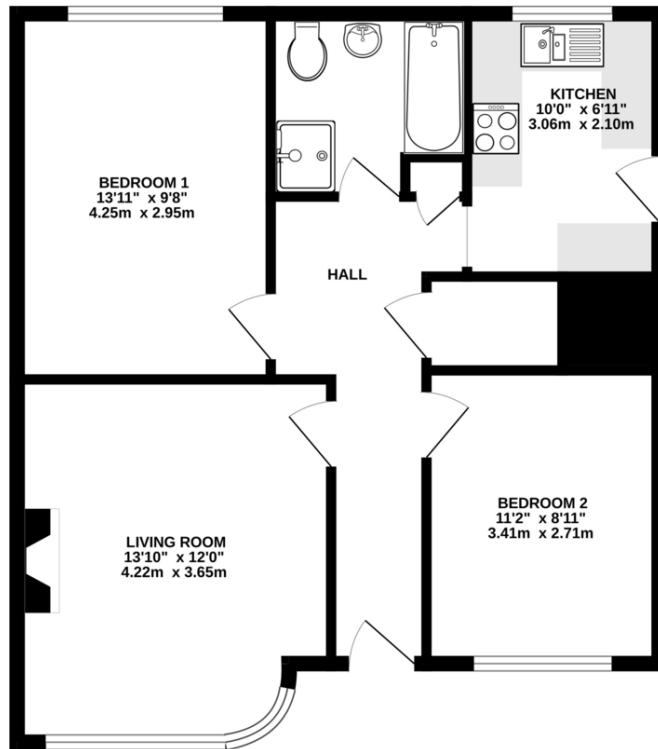
The Metropolitan Line can be accessed from Pinner and Northwood Hills Station and this line commutes into the heart of Central London within approx. 30 minutes and easy access towards Watford and Rickmansworth. Harlyn Primary School and Haydon Secondary School can also both be found just moments from this property making it well suited for families. This home offers a fantastic opportunity to be both private and convenient

Leasehold: 106 Years remaining.

No upward chain.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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