

Jamie Dean & Co

Estate Agents and Valuers

BUCKLAND RISE, **PINNER, MIDDLESEX**



PRICE £799,950 FREEHOLD

- * FOUR BEDROOM DETACHED HOUSE ***
- * TWO RECEPTION ROOMS ***
- * FAMILY BATHROOM * DOWNSTAIRS GUEST WC ***
- * DOUBLE GLAZED * GARAGE AND OWN DRIVEWAY ***
- * POTENTIAL FOR EXTENSION (STPP) ***
- * NO UPPER CHAIN ***

Jamie Dean & Co, as sole agents are delighted to be able to offer for sale this four-bedroom detached property ideally located in a quiet residential cul-de-sac within reach of all local amenities including a number of schools, shopping/dining facilities, places of worship, Pinner Wood and Pinner Hill Golf Club and Pinner Metropolitan underground station (approx.1.2 miles). Offered with no upper chain and with excellent potential for refurbishment and further extension (STPP), viewing by serious purchasers is strongly recommended.

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Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

Front door to...

Reception

Hallway: Central heating radiator, stairs to first floor landing with double glazed window over.

Reception One: **12'5 x 11'2 (3.78m x 3.40m)** Double glazed window to front, central heating radiator, serving hatch, door to hallway.

Reception Two: **24'7 x 11'10 (7.49m x 3.61m)** Double glazed window to front, sliding patio doors to rear, central heating radiators, two doors to hallway.

Guest WC: Low level flush WC, corner wall mounted hand basin, double glazed window.

Kitchen: **11' x 11' (3.35m x 3.35m).** Gas central heating boiler, space and plumbing for washing machine, double glazed door and window to exterior, serving hatch, central heating radiator.

First Floor

Landing: Access to loft space. Airing cupboard housing hot water cylinder.

Bedroom One: **14'2 x 12'1 (4.32m x 3.68m).** Double glazed windows to rear, central heating radiator, fitted wardrobes.

Bedroom Two: **15'5 x 8'11 (4.70m x 2.72m).** Double glazed windows to front, central heating radiator.

Bedroom Three: **12'8 x 11'2 (3.86m x 3.40m).** Double glazed windows to front, central heating radiator.

Bedroom Four: **10'9 x 7' (3.28m x 2.13m).** Double glazed windows to rear, central heating radiator.

Bathroom: **6'10 x 5'4 (2.08m x 1.88m).** Panelled bath with 'Triton' electrical shower, low-level flush WC, pedestal wash hand basin, double glazed windows, heated towel rail.

Rear Garden: Mainly laid to lawn, flower beds with mature shrubs, external water tap.

Garage: **17'7 x 8' (5.36m x 2.44m).** Brick built, double wooden doors, double glazed pedestrian access door to rear garden.

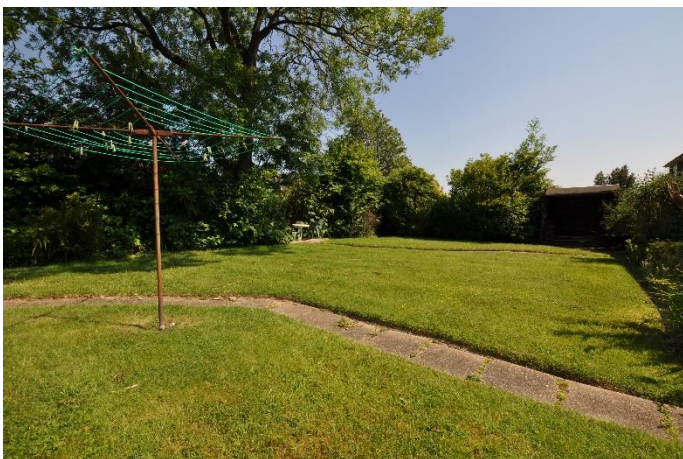
Outside Front: Mainly laid to lawn, flower beds with mature shrubs, pedestrian access gate to rear garden, driveway providing off street parking for up to 3 vehicles.

Council Tax: Band G (Harrow Borough).

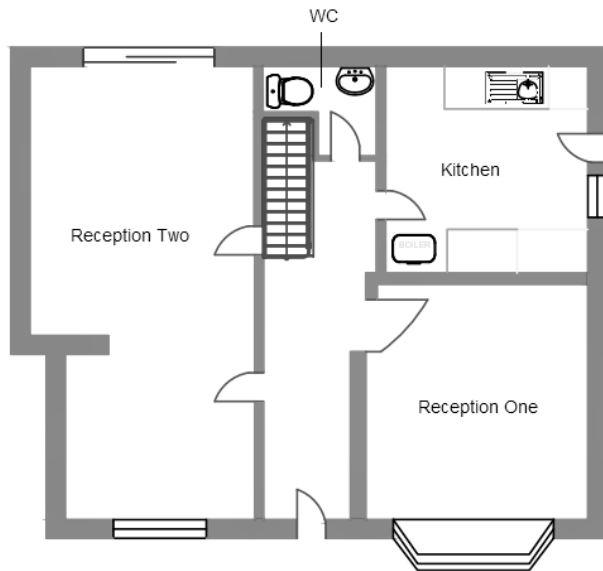
Buckland Rise, Pinner cont....



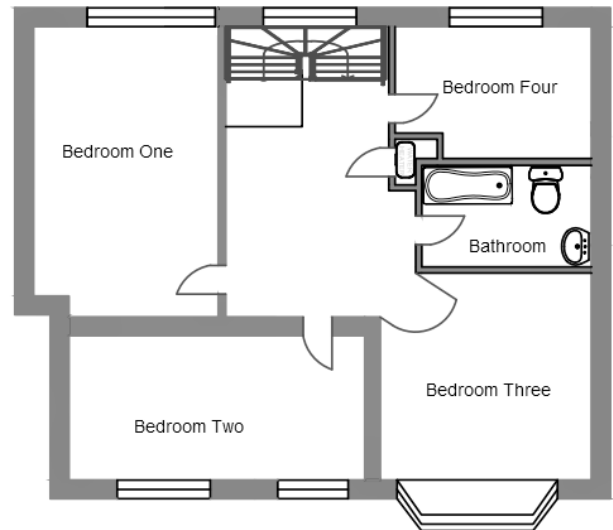
Buckland Rise, Pinner cont....



Buckland Rise, Pinner cont....



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT THROUGH

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Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.