



  
**Andrew Pearce**  
PINNER

TOLCARNE DRIVE, PINNER, HA5 2DQ OIEO £375,000



Light filled and spacious throughout, this first floor two-bedroom maisonette offers spacious living accommodation, with the added benefit of an attractive rear garden and situated in the highly desirable area of Pinner. Offered to the market with a long lease and chain, making it an ideal home for those who value comfort and convenience.

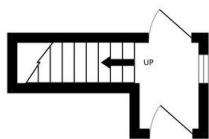
Upon entry, you are greeted by a bright hallway that leads to a spacious lounge/dining room, bathed in natural light from large windows, perfect for relaxation and entertainment. The kitchen is modern and well-equipped, boasting base units that cater to all your culinary needs. Both double bedrooms are generously sized and feature built-in wardrobes, offering ample storage space. The maisonette is complemented by a freshly presented bathroom and a separate WC.

Externally, the maisonette boasts a private patio area where you can enjoy the serene views of the well-maintained garden, providing a peaceful retreat.

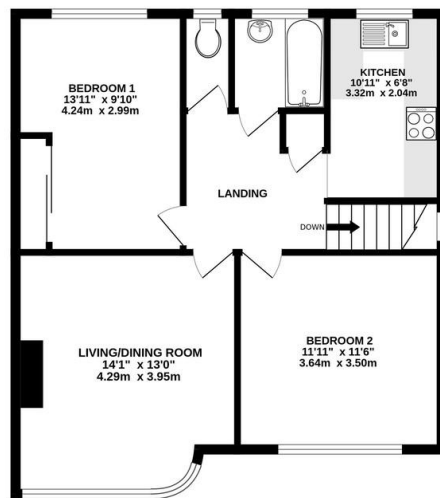


The local area is vibrant and family friendly. The Metropolitan Line can be accessed from Pinner and Northwood Hills Station and this line commutes into the heart of Central London within approx. 30 minutes and easy access towards Watford and Rickmansworth. Harlyn Primary School and Haydon Secondary School can also both be found just moments from this property making it well suited for families.

GROUND FLOOR  
44 sq.ft. (4.1 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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