



Andrew Pearce
PINNER

WESTBURY LODGE CLOSE, PINNER, MIDDLESEX HA5 3FG



Much improved and beautifully refurbished by the current owners, Westbury Lodge Close is a modern town house, arranged over three floors and located in the heart of Pinner Village.

A short walk from Pinner High Street, it offers easy access to a variety of independent shops, restaurants, and cafes. The property is ideally situated near Pinner Metropolitan Line Station and within the catchment area of West Lodge Primary School, making it an excellent choice for families or investors.

Ground Floor: The ground floor is designed for practical living, featuring a spacious hallway, utility room, reception/fourth bedroom with direct access to the rear garden, additional reception and a shower room with WC.

First Floor: The first floor boasts a large reception room perfect for relaxation and entertaining, alongside a sleek, modern fitted kitchen equipped with all essential appliances.

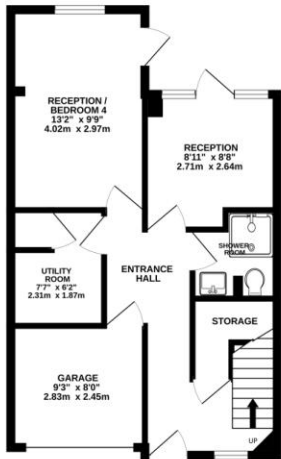
Second Floor: The second floor includes a generous master bedroom with an en-suite bathroom, two additional bedrooms, and a family bathroom.

The property features a beautifully maintained private rear garden, part lawn and part patio. It also benefits from a convenient driveway providing off-street parking and access to the garage.

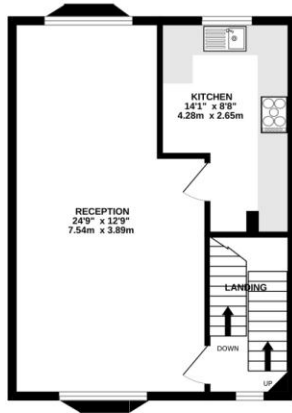


Situated in a highly sought-after area, the property is just a short stroll from Pinner station, offering easy access into London via the Metropolitan Line. The nearby Hatch End station provides Overground services, making city commutes even more convenient. The area is rich in family-friendly amenities, including excellent local primary and secondary schools, parks, playgrounds, and recreational facilities. With its unique blend of convenience, charm, and tranquillity, this property is the perfect place to call home. Whether you're a busy commuter or a young family looking for a safe and welcoming environment, this property has something for everyone.

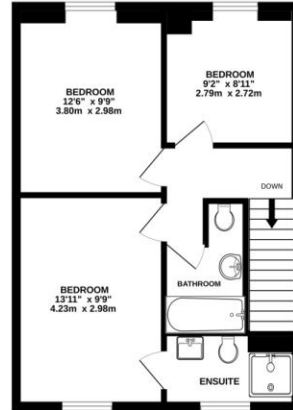
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



WESTBURY LODGE CLOSE, PINNER, HA5 3FG

TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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.
Made with Metropix ©2024



