



PINNER VIEW, , HA1 4RN

£775,000



A classic, bay fronted four bedroom, two bath / shower room semi-detached family home, constructed circa 1919.

The property retains many original character features typical of the period and occupies a generous plot providing ample scope to extend.

The accommodation comprises: Extended entrance hallway, leading through to a bright and spacious living room, with a front aspect bay window. The separate dining room is to the rear with doors out to the garden. The adjoining kitchen is extensively fitted with an extensive range of contemporary units, with ample counter tops and a rustic tiled floor.

To the first floor, the landing leads through to the principal en-suite bedroom, a good size double room with a front aspect window and modern shower room. The second double bedroom is to the rear and completing the overall layout are two further bedrooms and a family bathroom.

The large loft provides plenty of storage space and planning permission was previously obtained for a conversion into two further bedrooms and a separate bathroom.

Outside, the private driveway features a moulded concrete cobble effect base and provides off street parking for two cars. To the rear, the west facing rear garden extends to circa 85ft in length and features a large, paved patio, a lawn area and mature trees, all set within fenced boundaries.

The plot size offers considerable scope to extend, potentially double storey to the side and single storey to the rear, up to 6 metres, subject to planning approval. The current owners previously obtained planning approval for a wrap-around single storey rear and side extension.

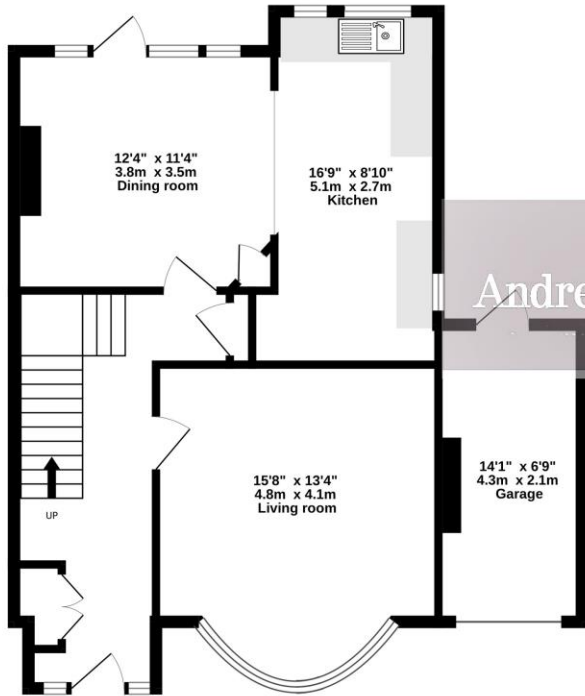
Pinner View is a pleasant tree lined residential road, situated within 0.5 miles of North Harrow and West Harrow Met. line stations and local amenities.

The property also falls within the catchment of Pinner Park and Nower Hill Schools, both rated as outstanding in their most recent inspections.

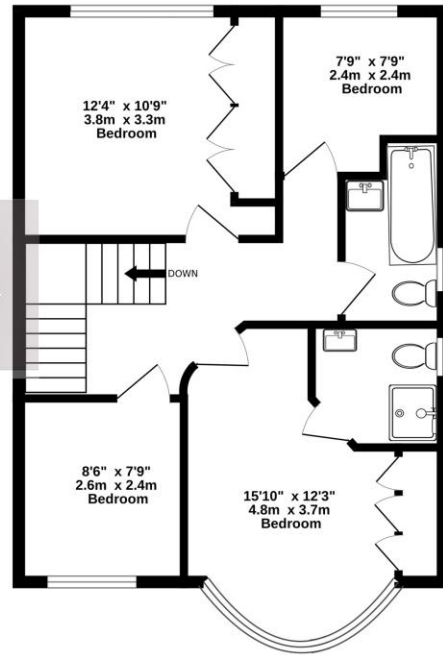
The historic Headstone Manor, with its picturesque grounds is nearby and Headstone and Cunningham family friendly parks are within a short stroll.



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



Andrew Pearce

TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



