




Andrew Pearce
PINNER

CAULFIELD GARDENS, PINNER, MIDDLESEX HA5 3JS



Introducing an exquisite two-bedroom freehold house, perfect for those seeking a luxurious yet modern contemporary lifestyle. This well-maintained property boasts a bright and spacious interior, creating a welcoming atmosphere for its residents.

One of the standout features of this house is the abundance of natural light that floods the living spaces, enhancing the sense of openness and tranquillity. Additionally, the low maintenance, private garden provides an ideal spot for relaxation or entertaining guests, offering a serene escape from the bustling city.

Featuring two generously sized bedrooms, this house offers a comfortable and thoughtful layout. The ground floor includes an entrance hallway, a cloakroom with utility space (plumbed for appliances), and a well-appointed kitchen with fitted units and appliances and opens to a spacious living and dining area with doors to the rear garden.

Upstairs, there are two spacious double bedrooms and a family bathroom. Both bedrooms have fitted wardrobes and ample storage.

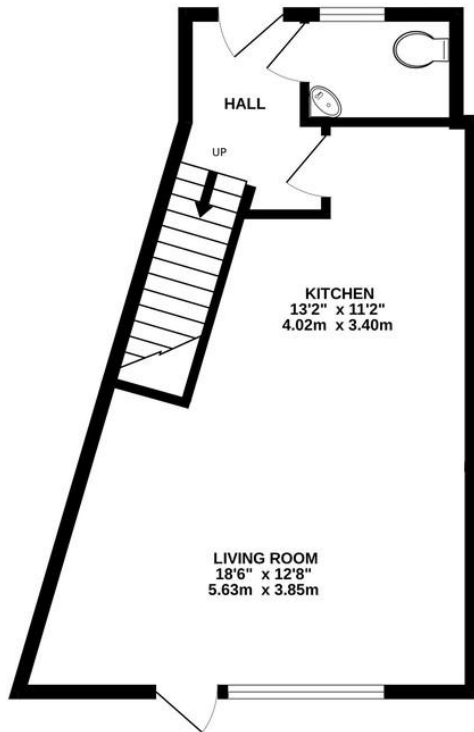
The property is securely nestled within a sought-after location, ensuring peace of mind for its occupants.

Conveniently located, this property is within easy reach of Pinner, Northwood Hills, excellent schools, and transport links. With its desirable features and prime location, this house presents an excellent opportunity for those looking for a modern and secure home.

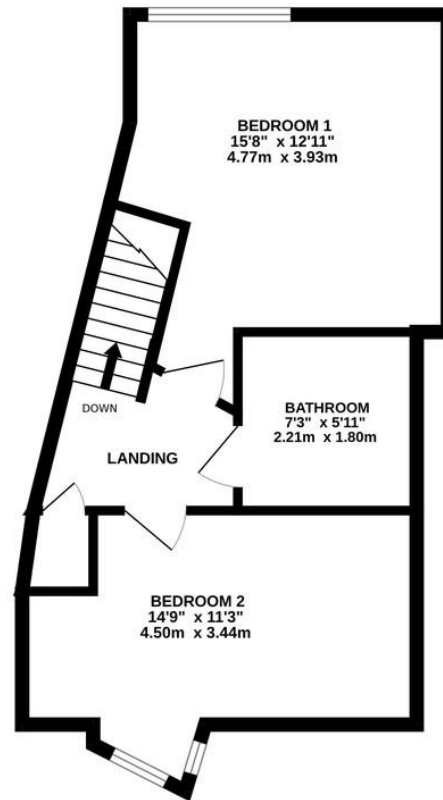


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.6 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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