



Andrew Pearce
PINNER

CECIL PARK, PINNER, MIDDLESEX HA5 5HJ



This spacious and beautifully presented five-bedroom, three-bathroom Edwardian semi-detached home blends character charm with modern comforts, making it perfect for a growing family. Ideally located just a short walk from Pinner High Street and its many amenities, including highly regarded schools, this property offers generous living spaces and contemporary features throughout.

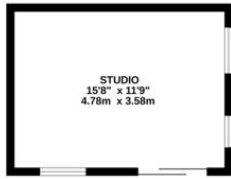
The ground floor welcomes you with a bright and airy entrance hallway, providing direct access to a stylish ground-floor shower room. The front-facing lounge boasts large windows that flood the room with natural light, creating a warm and inviting atmosphere. At the heart of the home is an impressive open-plan kitchen and dining area, ideal for family meals and entertaining. The kitchen is equipped with integrated appliances, a breakfast island, and a large window offering views of the secluded rear garden. The spacious dining area, with sliding doors leading to the garden, seamlessly connects to a family room, providing versatile living space for relaxation or play.

On the first floor, you'll find four generously sized bedrooms and a modern family bathroom. The principal bedroom is a true retreat, accessed via a bespoke staircase, featuring fitted wardrobes, and a luxurious ensuite shower room filled with natural light.

The secluded rear garden is perfect for outdoor gatherings, with a patio area, covered side access, and a large garden studio equipped with power and lighting. The property also benefits from off-street parking for two cars and an EV charging point, making it ideal for modern family life.



Cecil Park is a prime location, just moments from Pinner High Street, offering a range of shops, restaurants, and cafes. Excellent transport links, including nearby bus routes and the Metropolitan Line station, provide easy access to Central London. Several well-regarded schools and local parks, such as Pinner Village Gardens and Pinner Memorial Park, are also within close proximity, making this a fantastic home for families.

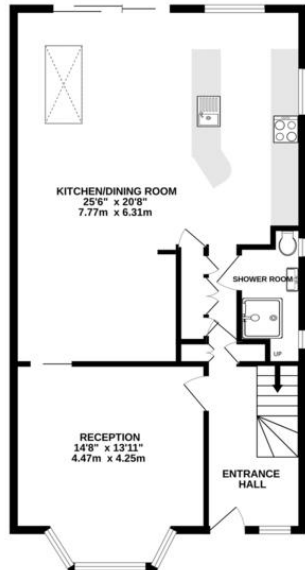


OUT BUILDING
184 sq.ft. (17.1 sq.m.) approx.

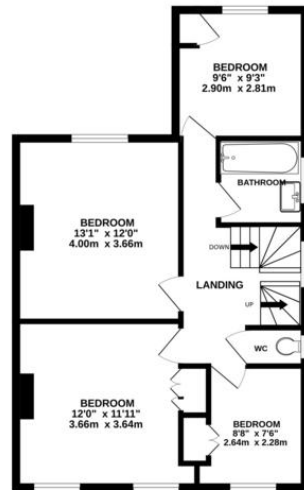
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TOTAL FLOOR AREA : 1976 sq.ft. (183.6 sq.m.) approx.

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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GROUND FLOOR
855 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



