

The logo for Andrew Pearce PINNER, featuring a gold crown icon above the name "Andrew Pearce" in a white serif font, with "PINNER" in a smaller, gold sans-serif font below it, all set against a black rectangular background.

Andrew Pearce  
PINNER

GROVE ROAD, PINNER, HA5 5HW



#### 4 Bedroom Semi-Detached House

This charming, extended four-bedroom semi-detached family home is ideally located within walking distance of Pinner Village and is offered for sale with no onward chain.

While the property requires some cosmetic enhancement to unlock its full potential, it presents an excellent opportunity for those looking to create their ideal family home.

The accommodation includes an entrance porch leading into the hallway, a guest cloakroom, a spacious reception room with a bay window to the front, and a large living/family room with doors opening to the extended kitchen. The generous, fitted kitchen features a range of base and eye-level units and provides access to the rear garden.

Upstairs, there are four well-proportioned bedrooms (three with wardrobe space) along with a shower room and separate WC.

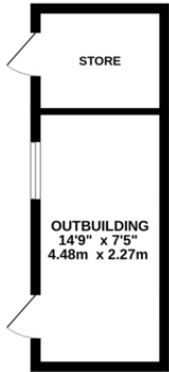
Outside, the property benefits from a private, secluded rear garden with a large outbuilding.

Grove Road is a highly sought-after residential location, just a short walk from Pinner Village, which offers a variety of shops and transport links. The area also boasts several leading state and private schools, all within walking distance.

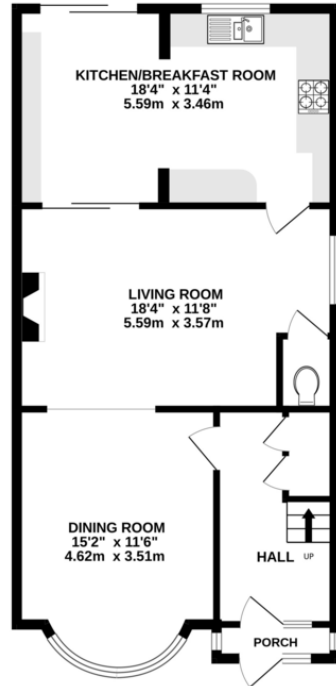


- Four Bedrooms
- Two Spacious Reception Rooms
- Shower Room & Separate WC
- Extended Kitchen & Diner
- Chain Free
- Large Garden with Outbuilding
- 1,381 Sqft of Living Accommodation
- Potential to Extend Further STPP
- Short Walk to Pinner High Street & Station
- Driveway Parking

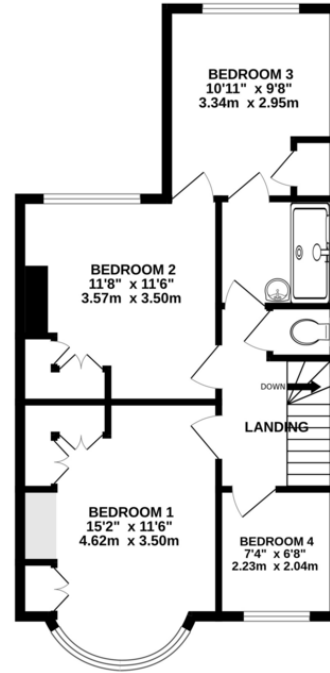
OUTBUILDING  
134 sq.ft. (12.3 sq.m.) approx.



GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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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