



## Pinner View, Harrow, HA1 4RP

### Offers In Excess Of £590,000

Sold.co.uk are delighted to offer to the market this 3 bedroom semi-detached house. All local amenities can be easily accessed including local shops and schools. Locally, there is a newly developed park which is great for family's with a café and nursery.

The property is located walking distance from North Harrow Station with direct links to St. Pancras and Liverpool Street, Harrow-on-the-Hill Station with the Piccadilly Line into Central London and also Harrow Weald Station that can take you to Euston in 15 minutes, as well as the Bakerloo Line to Central London.

Briefly the accommodation comprises a spacious entrance hall, access to the large open plan lounge/dining room and a separate kitchen. To the first floor there are 2 double bedrooms, a 3rd good sized bedroom, a family bathroom and separate WC. The property benefits from gas central heating and double glazing throughout. Externally, there is a good sized south facing garden, a separate garage to the rear and off-street parking.

This family home offers the new owner the chance to put their own stamp on the property. It would make an ideal investment property or first-time purchase. In our opinion it should be viewed to appreciate the opportunity and space on offer.



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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
| Very energy efficient - lower running costs | Current | Best possible                                  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| A   | 87      | A  |   |
| B   | 65      | B  |   |
| C   |         | C  |   |
| D   |         | D  |   |
| E   |         | E  |   |
| F   |         | F  |   |
| G   |         | G  |   |

A: 92-100  
 B: 81-91  
 C: 69-80  
 D: 55-68  
 E: 49-54  
 F: 45-48  
 G: 1-44

A: 10-23  
 B: 23-35  
 C: 35-50  
 D: 50-65  
 E: 65-80  
 F: 80-90  
 G: 90-120

Approved under Part L of the Building Regulations 2010  
 England & Wales