



## Pinner Park Avenue, North Harrow

This substantial semi detached house measures in at 1455 square foot and is marketed with no upper chain. With a garage own drive and substantial rear garden this offers substantial potential for extension to the side, rear and loft subject to planning. Set on this coveted residential road we are booking viewings now.

Guide Price Of £650,000

Freehold



- No Upper Chain
- Semi Detached House
- Three Bedrooms
- Fitted Kitchen
- Downstairs Cloakroom
- Conservatory
- Double Glazing
- Large Garden
- Off Road Parking for Multiple Cars
- Garage

## Property Description

INTERNALLY Front door opening into hallway with doors to downstairs cloakroom, front reception room with bay window, large rear reception room with a door and window complex opening into back garden, both reception rooms have hardwood floors. Fitted kitchen with doorway into conservatory.

Stairs to first floor landing with access to boarded and insulated loft and doors to three bedrooms all with built in wardrobes, two double bedrooms and a good sized single bedroom. Shower room with spacious shower enclosure and a separate wc.

The property has double glazing and gas central heating.



EXTERNALLY Smart Frontage with block paved drive allowing off road parking for multiple cars, Large garden with astro turf and grass areas, path, water feature/fish pond and garden shed, there is also a separate fenced of large area that also includes a greenhouse at rear the garden. There is also access to rear of the garage.

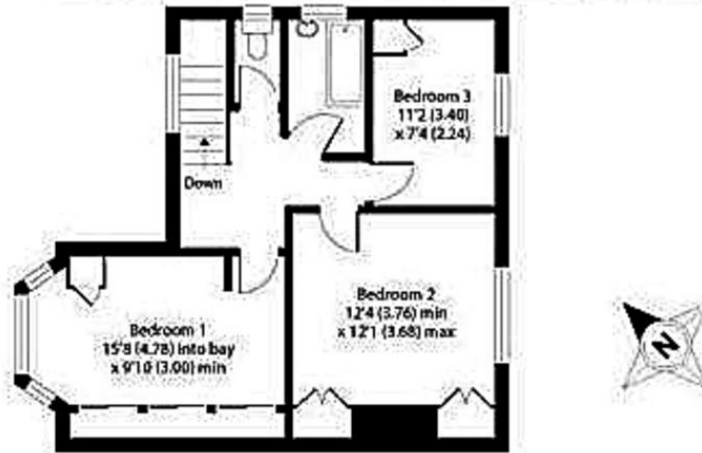


**LOCATION** Set within walking distance of Pinner Park Middle School and both Hatch End and Nower Hill High Schools make this property is an ideal family home. Just 0.3 of a mile to the corner shops and 0.5 of a mile to Headstone Lane Railway Station. North Harrow's shops and Metropolitan line station are just over a mile away.

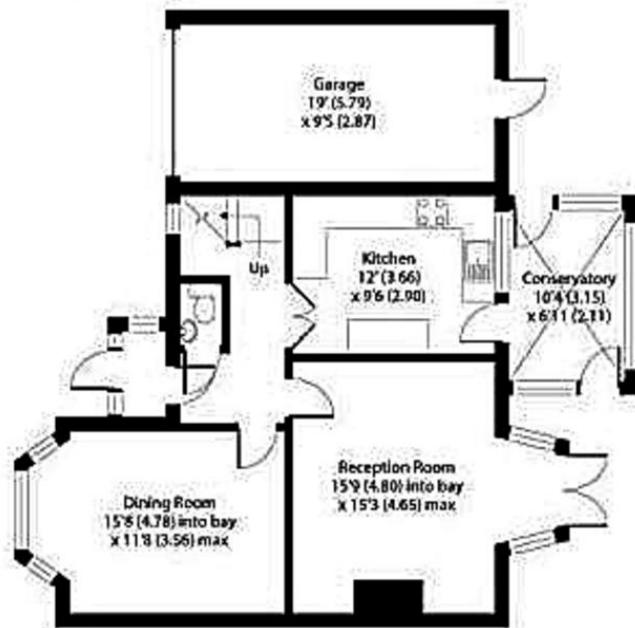
**MORTGAGES ARRANGED AT COMPETITIVE RATES**  
(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.

Pinner Park Avenue, Harrow, HA2 6LF  
 APPROX. GROSS INTERNAL FLOOR AREA 1455 SQ FT 135.1 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC