



## BIRCHMEAD AVENUE, PINNER

£3,100 pcm

**\*\* AVAILABLE IMMEDIATELY \*\*** An extended and very well maintained four bedroom, two bathroom semi detached house situated on a peaceful residential road within 0.6 miles from Pinner Metropolitan Line station. The property briefly comprises entrance hallway, bay fronted living room, modern fitted open plan kitchen/breakfast room with integrated appliance, downstairs shower room, two bedrooms and family bathroom off first floor landing and two bedrooms off second floor landing. Further benefits include double glazing, gas central heating, off street parking via own driveway, garage and a large private rear garden.

- AVAILABLE IMMEDIATELY
- FOUR BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- TWO BATHROOMS
- VERY WELL MAINTAINED THROUGHOUT
- OPEN PLAN FITTED KITCHEN/BREAKFAST ROOM
- UNDERFLOOR HEATING
- OFF STREET PARKING AND GARAGE
- LOCATED 0.6 MILES FROM PINNER METROPOLITAN LINE STATION
- 113 ft PRIVATE REAR GARDEN

Ground Floor

Hallway

Downstairs Shower Room

Living Room

15' 2" max x 13' 7" into bay (4.62m x 4.14m)

Kitchen/Breakfast Room

19' 4" max x 9' 4" max (5.89m x 2.84m)

First Floor

Landing

Bedroom One

15' 7" max x 12' 4" into bay (4.75m x 3.76m)

Bedroom Four

10' 4" x 5' 9" (3.15m x 1.75m)

Bathroom

Second Floor

Landing

Bedroom Two

9' 6" x 9' 4" (2.90m x 2.84m)

Bedroom Three

9' 6" x 7' 8" (2.90m x 2.34m)

Outside

Front Garden

Off street parking

Rear Garden

113' 0" x 21' 11" (34.44m x 6.68m)

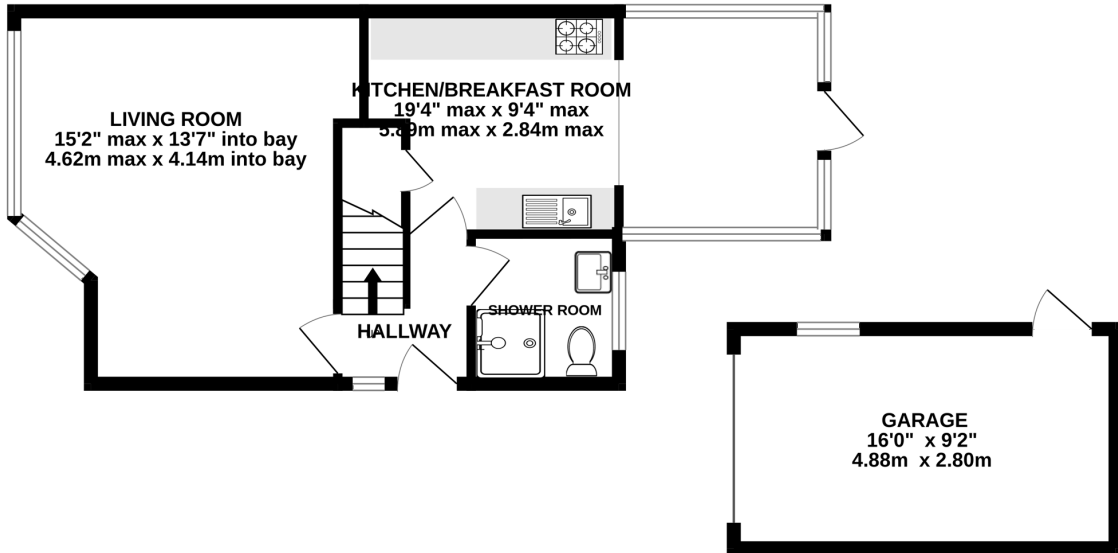
Garage

16' 0" x 9' 2" (4.88m x 2.79m)

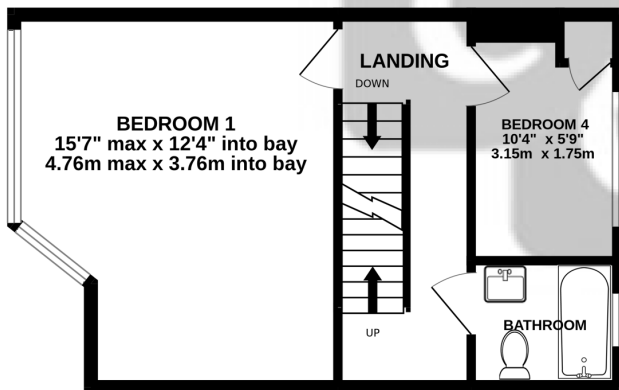


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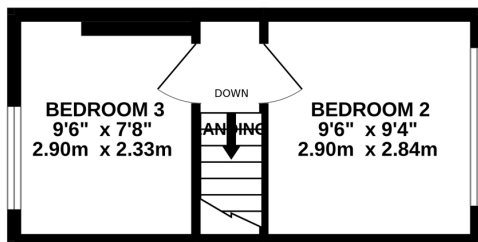
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1171sq.ft. (108.8 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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