



PINNER PARK AVENUE, HARROW

£725,000

**** NO ONWARD CHAIN DELAYS **** A stunning and very spacious three good size bedroom family home has become available in the catchment area for Nower Hill & Pinner Park School. This beautiful home briefly comprises of a porch leading to a welcoming entrance hallway, two large reception rooms, modern fitted kitchen with integrated appliances, downstairs WC, two double bedrooms with built in wardrobes, a good sized third bedroom also with built in wardrobe and a modern fitted family bathroom with bathtub and a separate shower cubicle. Further benefits include fitted wardrobes, gas central heating, double glazing, own driveway providing off street parking and large garden with summer house. Internal viewing is highly recommended.

- THREE BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- NO ONWARD CHAIN DELAYS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO RECEPTION ROOMS
- DOWNSTAIRS W/C
- MODERN BATHROOM SUITE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FITTED WARDROBES IN ALL BEDROOMS
- OFF STREET PARKING FOR TWO CARS
- CATCHMENT AREA FOR NOWER HILL & PINNER PARK PRIMARY SCHOOL
- LARGE REAR GARDEN WITH SUMMER HOUSE
- CONVENIENTLY LOCATED FOR HEADSTONE LANE RAIL STATION

Ground Floor

Porch

Entrance into porch via front aspect frosted double glazed sliding door, side aspect frosted double glazed windows, spot lighting, tiled flooring.

Hallway

Entrance into hallway via front aspect door, two front aspect frosted double glazed windows, fitted storage cupboard, spot lighting, radiator, power points, under stairs storage housing fuse box and meters, stairs to first floor landing, laminate flooring.

Downstairs W/C

Low level W/C, corner mounted hand wash basin with mixer tap, tiled splash back, extractor fan, tiled flooring.

Reception Room One

13' 8" x 12' 4" (4.17m x 3.76m) Front aspect double glazed window, spot lighting, TV aerial, phone point, radiator, power points, carpeted flooring.

Reception Room Two

13' 8" x 12' 4" (4.17m x 3.76m) Rear aspect double glazed patio door to rear garden, range of fitted wall and base level storage units, spot lighting, radiator, power points, laminate flooring.

Kitchen

11' 3" max x 8' 7" max (3.43m x 2.62m) Rear aspect double glazed window, side aspect double glazed door to garden, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer and mixer tap, integrated gas hob with oven below and overhead extractor fan, space for fridge/freezer, plumbed for washing machine, part tiled walls, power points, radiator, laminate flooring.

First Floor

Landing

Side aspect frosted double glazed window, spot lighting, loft access, power points, carpeted flooring.

Bedroom One

13' 6" x 11' 10" (4.11m x 3.61m) Front aspect double glazed window, range of fitted wardrobes, with internal drawers, TV bracket and surround, spot lighting, radiator, power points, carpeted flooring.

Bedroom Two

13' 7" x 11' 10" (4.14m x 3.61m) Rear aspect double glazed window, range of fitted wardrobes with internal drawers and power points, fitted dressing table, spot lighting, radiator, power points with USB ports, carpeted flooring.

Bedroom Three

10' 7" x 8' 4" (3.23m x 2.54m) Front aspect double glazed window, fitted wardrobe, spot lighting, radiator, power points, carpeted flooring.

Bathroom

11' 8" max x 8' 4" max (3.56m x 2.54m) Rear aspect frosted double glazed window, tiled enclosed bath with glass shower screen, wall mounted shower controls with attachment and overhead shower, vanity hand wash basin with wall mounted mixer tap, wall hung low level W/C with wall mounted flush, shower cubicle with glass shower screen, wall mounted shower controls with overhead shower, integrated tiled shelf, tiled walls, heated towel rail, wall mounted cabinet, spot lighting, shaving point, wall mounted mirror with integrated light, tiled flooring.

Outside

Front Garden

Off street parking via own driveway, side access to rear garden via double gates.

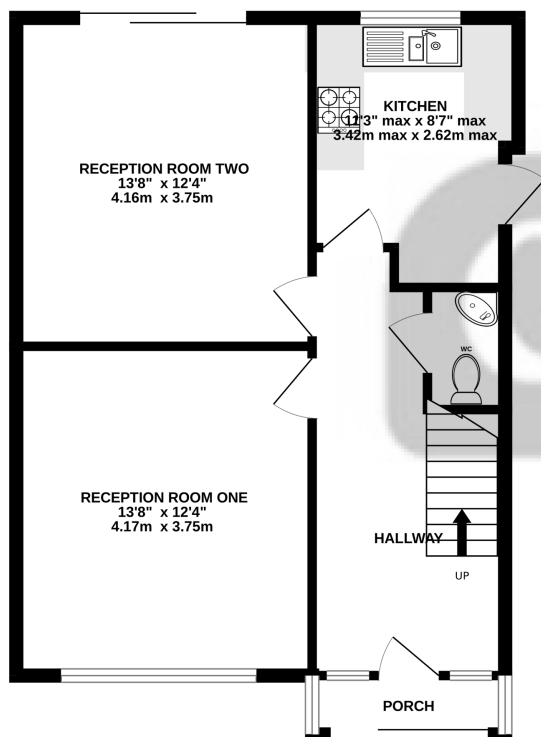
Rear Garden

Patio leading to laid lawn, raised patio area, summer house, storage shed, mature stocked borders, outside tap, outside power points, fence enclosed, side access to front garden via double gates.

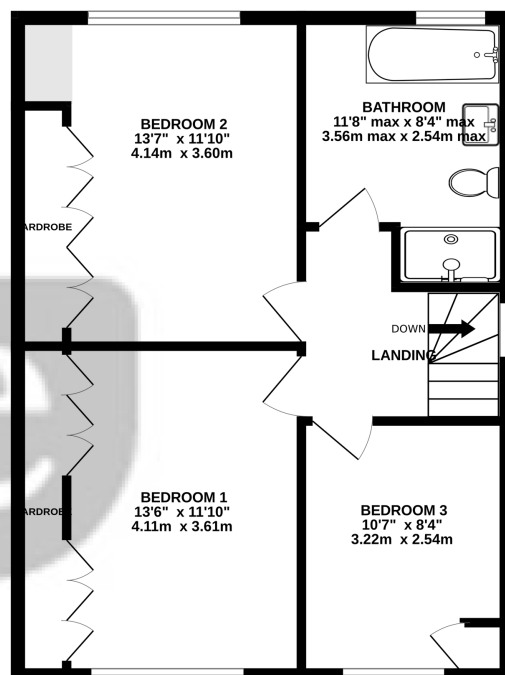


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GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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