



## HILL ROAD, PINNER

£665,000

**\*\* NO ONWARD CHAIN \*\*** An extended four bedroom semi detached house located on a popular residential road, being within easy reach of Pinner town centre and Cannon Lane School catchment area. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway, two reception rooms, kitchen, three bedrooms off first floor landing, family bathroom, master bedroom off second floor landing and additional bathroom. Outside the property benefits from off street parking, private rear garden and rear vehicle access to garage via secure gated service road.

- FOUR BEDROOMS SEMI-DETACHED
- EXTENDED
- SCOPE FOR FURTHER DEVELOPMENT SUBJECT TO PLANNING PERMISSION
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- OFF STREET PARKING
- GARAGE WITH REAR VEHICLE ACCESS VIA SERVICE ROAD
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Porch

Entrance into porch via front aspect double glazed French doors, tiled flooring.

### Hallway

Entrance into hallway via front aspect frosted stained glass door, side aspect stained glass window, picture rail, double radiator, power points, phone point, under stairs storage housing meters, laminate flooring.

### Lounge

13' 4" into bay x 12' 0" (4.06m x 3.66m) Front aspect double glazed window into bay, double radiator, power points, TV aerial, feature fireplace, picture rail, carpeted flooring.

### Dining Room

12' 8" x 10' 7" (3.86m x 3.23m) Rear aspect double glazed door to garden, two rear aspect double glazed windows, double radiator, feature fireplace, picture rail, power points, carpeted flooring.

### Kitchen

9' 8" x 6' 9" (2.95m x 2.06m) Rear aspect double glazed window, rear aspect double glazed door to garden, side aspect double glazed window, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, integrated gas hob with oven below and overhead extractor fan, wall mounted boiler, space for fridge/freezer, plumbed for washing machine, radiator, power points, part tiled walls, spot lighting, laminate flooring.

## First Floor

### Landing

Side aspect frosted stained glass double glazed window, picture rail, stairs to second floor landing.

### Bedroom Two

13' 3" x 10' 7" max (4.04m x 3.23m) Front aspect double glazed window, two fitted wardrobes, radiator, power points, TV aerial, carpeted flooring.

### Bedroom Three

12' 9" x 10' 7" max (3.89m x 3.23m) Rear aspect double glazed window, picture rail, radiator, power points, carpeted flooring.

### Bedroom Four

7' 0" x 7' 0" (2.13m x 2.13m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### Bathroom

8' 1" x 7' 0" (2.46m x 2.13m) Rear aspect frosted double glazed window, side aspect frosted double glazed window, low level W/C, panel enclosed bath with mixer tap and shower attachment, shower cubicle with tiled surround, wall mounted shower with attachment, pedestal hand wash basin with tiled splash back, heated towel rail, part tiled walls, lino wood effect flooring, spot lighting, extractor fan.

## Second Floor

### Landing

Side aspect frosted double glazed windows.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## **Bedroom One**

17' 9" max x 12' 0" max (5.41m x 3.66m) Rear aspect double glazed window, two front aspect 'Velux' windows, eaves storage, radiator, power points, spot lighting, fitted wardrobe, carpeted flooring.

## **Shower Room**

8' 1" x 5' 5" (2.46m x 1.65m) Rear aspect frosted double glazed window, low level W/C, wall mounted sink with mixer tap, shower cubicle with tiled surround, wall mounted shower with attachment, tiled walls, heated towel rail, extractor fan, spot lighting, shaving point, lino wood effect flooring.

## **Outside**

### **Front Garden**

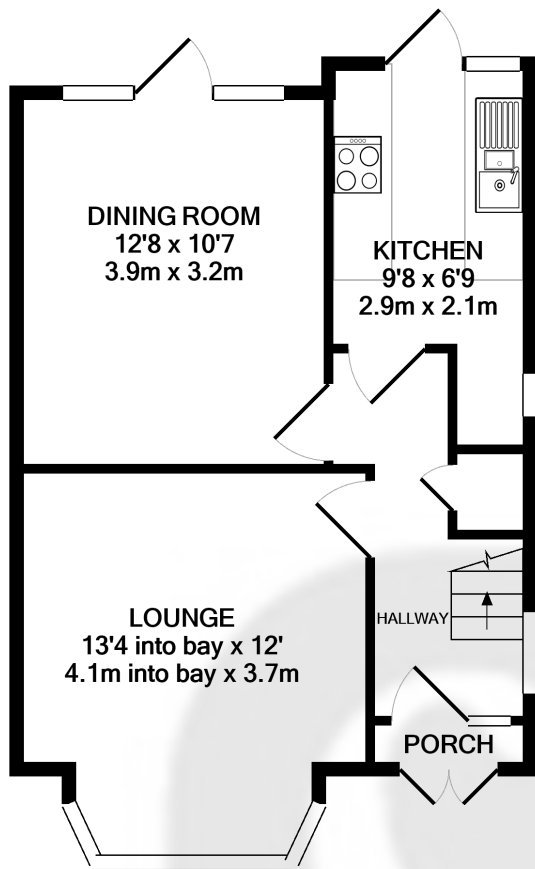
Off street parking via own driveway, shared side access leading to rear garden, side aspect wooden gate to rear garden.

### **Rear Garden**

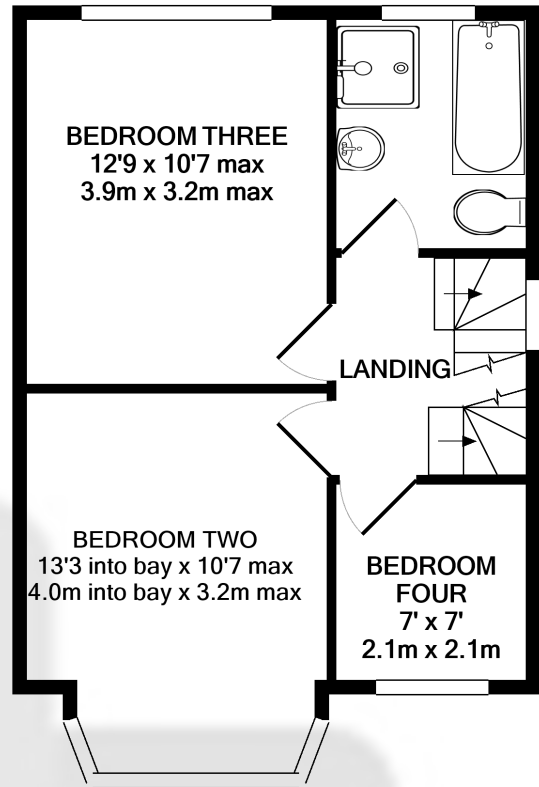
Patio leading to laid lawn, mature stocked borders, fence enclosed.

### **Garage**

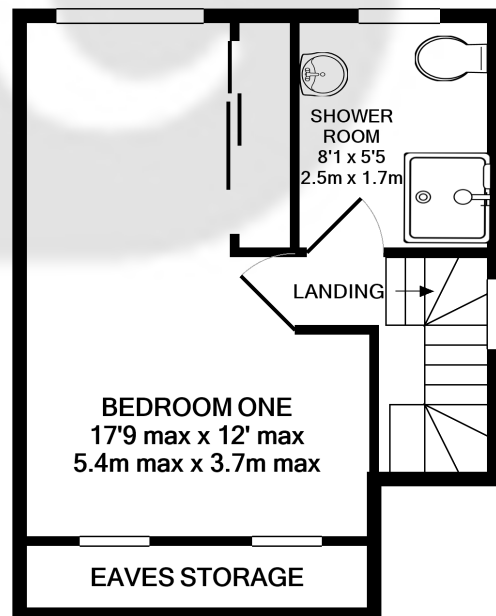
22' 3" x 12' 0" (6.78m x 3.66m) Rear aspect up and over door, rear vehicle access via secure gated service road, front aspect door, front aspect window.



GROUND FLOOR  
APPROX. FLOOR  
AREA 430 SQ.FT.  
(39.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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