



PINNER PARK AVENUE, HARROW

£825,000

An extended and well maintained four bedroom, two bathroom semi-detached house, perfectly situated in a sought-after neighbourhood that offers a wonderful blend of comfort, style, and convenience with over 2100 sq ft of living space. Pinner Park Avenue is situated close to the green open spaces of Pinner Park and Headstone Manor Recreation Ground, local amenities, transportation links and sought after schools including Pinner Park and Nower Hill. The property briefly comprises entrance porch, spacious hallway, open plan living room, open plan modern fitted kitchen/diner with integrated appliances, downstairs cloakroom, four bedrooms and family bathroom off first floor landing, master bedroom off second floor landing with ensuite bathroom, walk in wardrobe and duel cycle air conditioning unit. Outside the property benefits from off street parking, large private rear garden which hosts a 370+ sq ft outbuilding, which comes with electricity and hard wired internet. Don't miss out on the opportunity to make this impressive house your new home. Contact us today to arrange a viewing and experience all that this fantastic property

- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- OPEN PLAN LIVING ROOM
- OPEN PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- WALK IN WARDROBE AND EN-SUITE TO MASTER BEDROOM
- TWO BATHROOMS AND DOWNSTAIRS W/C
- OFF STREET PARKING
- OUTBUILDING/ANNEXE
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- OVER 2100 SQ FT OF LIVING SPACE

Ground Floor

Porch

Entrance into porch via front aspect frosted double glazed door, front aspect frosted double glazed window, tiled flooring.

Hallway

Entrance into hallway via front aspect door, two front aspect windows, coved ceiling, radiator, power points, stairs to first floor landing, laminate flooring.

Downstairs W/C

4' 10" max x 4' 2" max (1.47m x 1.27m) Side aspect frosted double glazed window, low level W/C, wall mounted hand wash basin, fully tiled walls, radiator, laminate flooring.

Living Room

29' 10" into bay x 11' 10" (9.09m x 3.61m) Front aspect double glazed window into bay, coved ceiling, two ceiling mounted fan lights, two radiator, power points, TV aerial, phone point, laminate flooring.

Kitchen/Diner

L-Shaped 20' 5" max x 19' 10" max (6.22m x 6.05m) Rear aspect double glazed patio door to garden, rear aspect double glazed window, double glazed 'Velux' window, side aspect double glazed window, range of wall and base level units with square edge work surfaces and breakfast bar, single sink with drainer, integrated electric hob with stainless steel splash back, overhead extractor fan, integrated oven, integrated microwave oven, space for fridge/freezer, integrated dishwasher, integrated washing machine and dryer, wall mounted cupboard enclosed 'Worcester' boiler, spot lighting, two radiators, part tiled walls, power points, tiled flooring.

First Floor

Landing

Side aspect frosted double glazed window, coved ceiling, stairs to second floor landing, laminate flooring.

Bedroom Two

15' 2" into bay x 12' 2" (4.62m x 3.71m) Front aspect double glazed window into bay, range of fitted wardrobes, spot lighting, radiator, power points, laminate flooring.

Bedroom Three

13' 5" x 12' 2" (4.09m x 3.71m) Rear aspect double glazed window, radiator, power points, laminate flooring.



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 Four

9' 0" x 8' 0" (2.74m x 2.44m) Rear aspect double glazed window, coved ceiling, radiator, power points, built in cupboard, laminate flooring.

Bathroom

8' 1" x 8' 0" (2.46m x 2.44m) Front aspect double glazed window, low level W/C, tile enclosed bath with mixer tap, vanity hand wash basin, corner shower with tiled surround, wall mounted shower with attachment, spot lighting, extractor fan, tiled walls, tiled flooring.

Second Floor

Landing

Side aspect frosted double glazed window.

Bedroom One

21' 11" x 10' 5" (6.68m x 3.17m) Rear aspect double glazed window, two front aspect 'Velux' windows, eaves storage, wall mounted 'Duel Cycle' air conditioning unit, spot lighting, radiator, power points, laminate flooring.

Walk-In Wardrobe,

7' 5" x 4' 6" (2.26m x 1.37m)

En-Suite

7' 5" x 6' 6" (2.26m x 1.98m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, corner shower with wall mounted shower and attachment, spot lighting, tiled walls, extractor fan, wall mounted medicine cabinet, tiled flooring.

Outside

Front Garden

Block paved driveway providing off street parking, shared side access to rear garden via double metal gates.

Rear Garden

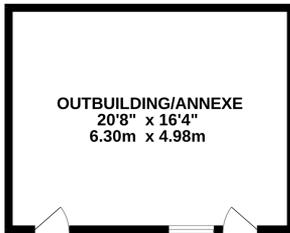
Patio leading to laid lawn via steps, wall lights, path leading to front and rear of garden, fence enclosed, outside tap, security lighting, power points, side aspect metal gate to front garden.

Outbuilding/Annexe

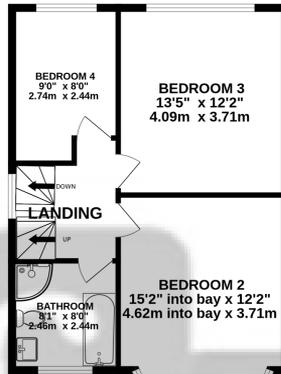
20' 8" x 16' 4" (6.30m x 4.98m) Two front aspect double glazed doors, front aspect double glazed window, two radiators, power points, lighting, Broadband, laminate flooring.



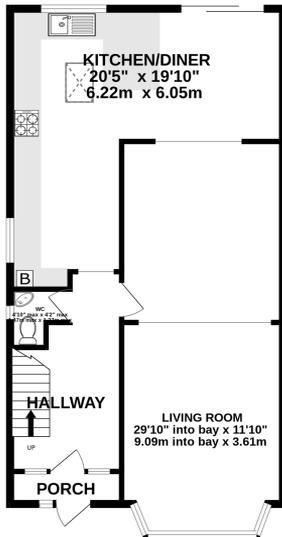
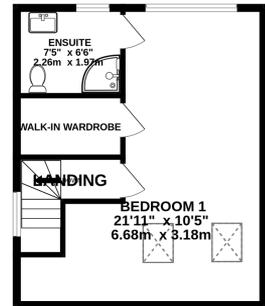
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2361sq.ft. (219.3 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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