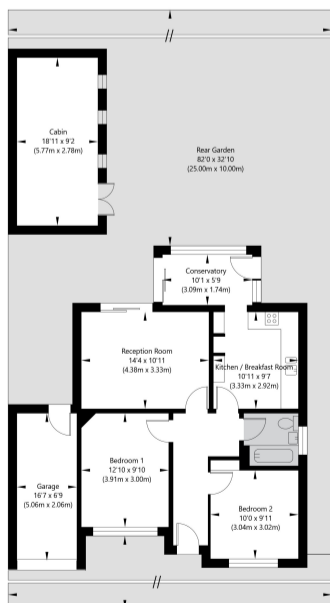




Lyndhurst Gardens, Pinner, HA5 3XD



APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING OUTBUILDING 92.29 SQ M / 994 SQ FT

HIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Positioned in a desirable residential road, this newly refurbished, two double bedroom, detached bungalow is located close to highly regarded schools, bus routes and Northwood Hills Met Line Station. The accommodation comprises of two double bedrooms, a reception room with doors leading out onto a balcony, a luxury family bathroom, modern kitchen and a conservatory. The garden is mainly laid to lawn with mature shrubs and small trees and has steps leading up to the balcony, which is perfect for entertaining or relaxing and enjoying sunny days. The garden also benefits from a large, newly built detached cabin which has both power and heating. The property includes a garage and driveway parking for multiple cars. Early viewing is recommended.

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.

Council Tax Band E £2,643.43



ROOM DESCRIPTIONS

Driveway

Block paving driveway with parking for multiple cars, access to garage and side access to rear garden.

Entrance Hall

Bright and spacious with wood effect flooring, two ceiling lights and radiator.

Reception Room

4.38m x 3.33m (14' 4" x 10' 11") Wood effect flooring, ceiling light, radiator, patio doors leading out onto the balcony.

Kitchen/Breakfast Room

3.33m x 2.92m (10' 11" x 9' 7") Newly updated to provide a range of base and wall level units, natural stone work tops with integrated drainer and sink. Breakfast bar, integrated fridge freezer, washer/dryer, gas hob with oven and extractor hood. New Vaillant combi boiler, window to side aspect, spot lights, access to attic space via a loft ladder.

Door to conservatory:

Conservatory

3.09m x 1.74m (10' 2" x 5' 9") Looking out onto the garden, with tiled floor, radiator, lights and power points.

Bedroom One

3.91m x 3.00m (12' 10" x 9' 10") Wood effect flooring, ceiling light, radiator and window to the front aspect.

Bedroom Two

3.04m x 3.02m (10' 0" x 9' 11") Wood effect flooring, ceiling light, radiator, built in cupboards, window to front aspect.

Bathroom

1.87m x 1.24m (6' 2" x 4' 1") Fully tiled walls and floor, floating hand wash basin with vanity unit, panel bath with mixer tap, overhead rain shower and shower attachment, low level WC, heated towel warmer, spot lights and window to side aspect.

Office / Cabin

2.78m x 5.77m (9' 1" x 18' 11") Useful as a home office or gym/yoga studio, with power, lights and a heating. Just under 12m².

Garden

Mainly laid to lawn with mature shrubs and small trees. Steps leading up to the balcony which is perfect for entertaining or relaxing and enjoying sunny days. Access to garage and side access to the front driveway.

Garage

Accessed via front driveway or rear garden, with lights and power.