



## LYNDHURST GARDENS, PINNER

£725,000

**\*\* EXTENDED \*\*** An extended and well maintained three double bedroom, two bathroom semi detached chalet bungalow situated on a desirable residential road located close to highly regarded schools, bus routes and Northwood Hills Metropolitan Line Station. The accommodation offers scope for further development subject to planning permission being granted and comprises entrance hallway, 17'7" x 14'5" living room with double doors opening out onto a mature private rear garden, kitchen, two double bedrooms on the ground floor, modern fitted bathroom, and 23'4" x 15'5" master bedroom with modern fitted bathroom suite off first floor landing. Further benefits include double glazing, gas central heating with 'Vaillant' boiler, workshop, garage, front and rear gardens and garage via own driveway.

- THREE DOUBLE BEDROOM SEMI DETACHED CHALET BUNGALOW
- EXTENDED AND WELL MAINTAINED THROUGHOUT
- 17'7" X 14'5" LIVING ROOM
- TWO BATHROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING AND PRIVATE REAR GARDEN
- GARAGE AND WORKSHOP VIA OWN DRIVEWAY
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- SCOPE FOR FURTHER DEVELOPMENT (STPP)

## Ground Floor

### Hallway

Entrance into hallway via front aspect double glazed door, under stairs storage housing meters, radiator, laminate flooring, stairs to second floor.

### Living Room

17' 7" x 14' 5" (5.36m x 4.39m) Rear aspect double glazed French doors to garden, rear and side aspect windows, two radiators, power points with USB ports, TV aerial, spot lighting, laminate flooring.

### Kitchen

10' 10" x 9' 6" (3.30m x 2.90m) Rear aspect double glazed door to garden, side aspect double glazed window, range of wall and base level units with square edge work surfaces, integrated single sink with drainer and mixer tap, integrated gas hob with overhead extractor fan, integrated double oven, plumbed for dishwasher, space for fridge/freezer, wall mounted 'Main' boiler, part tiled walls, power points with USB ports, radiator, spot lighting, tiled flooring.

### Bedroom Two

12' 9" x 9' 10" (3.89m x 3.00m) Front aspect double glazed window, spot lighting, radiator, power points with USB ports, laminate flooring.

### Bedroom Three

9' 10" x 9' 9" (3.00m x 2.97m) Front aspect double glazed window, radiator, power points, pot lighting, laminate flooring.

### Bathroom

6' 2" x 5' 9" (1.88m x 1.75m) Side aspect frosted double glazed window, low level W/C with wall mounted 'Douche', vanity hand wash basin with mixer tap, shower cubicle with sliding glass shower door, wall mounted shower with overhead shower head, heated towel rail, tiled walls, extractor fan, Bluetooth touch screen mirror with lighting and digital clock, tiled flooring.

## First Floor

### Landing

Double glazed 'Velux' window, spot lighting, carpeted flooring.

## Bedroom One

L-Shaped 23' 4" max x 15' 5" max (7.11m x 4.70m) Front aspect double glazed window, rear aspect double glazed 'Velux' window, spot lighting, eaves storage, radiator, power points, TV aerial, two radiators, laminate flooring.

### Bathroom

10' 9" x 6' 2" (3.28m x 1.88m) Side aspect frosted double glazed window, low level W/C, wall mounted 'Douche' vanity hand wash basin with mixer tap, shower cubicle with wall mounted shower with attachment, overhead shower head, tiled surround with glass shower door, heated towel rail, spot lighting, extractor fan, touch mirror with lighting, tiled flooring.

## Outside

### Front Garden

Off street parking via own driveway, vehicle access to garage, laid lawn with wall surround, path leading to front entrance.

### Rear Garden

Patio leading to mainly laid lawn, mature stocked borders, wooden shed, outside tap, rear access to workshop and garage, fence enclosed.

### Workshop

10' 9" x 4' 4" (3.28m x 1.32m) Open plan to garage - Side aspect door, rear aspect window, lighting and power points.

### Garage

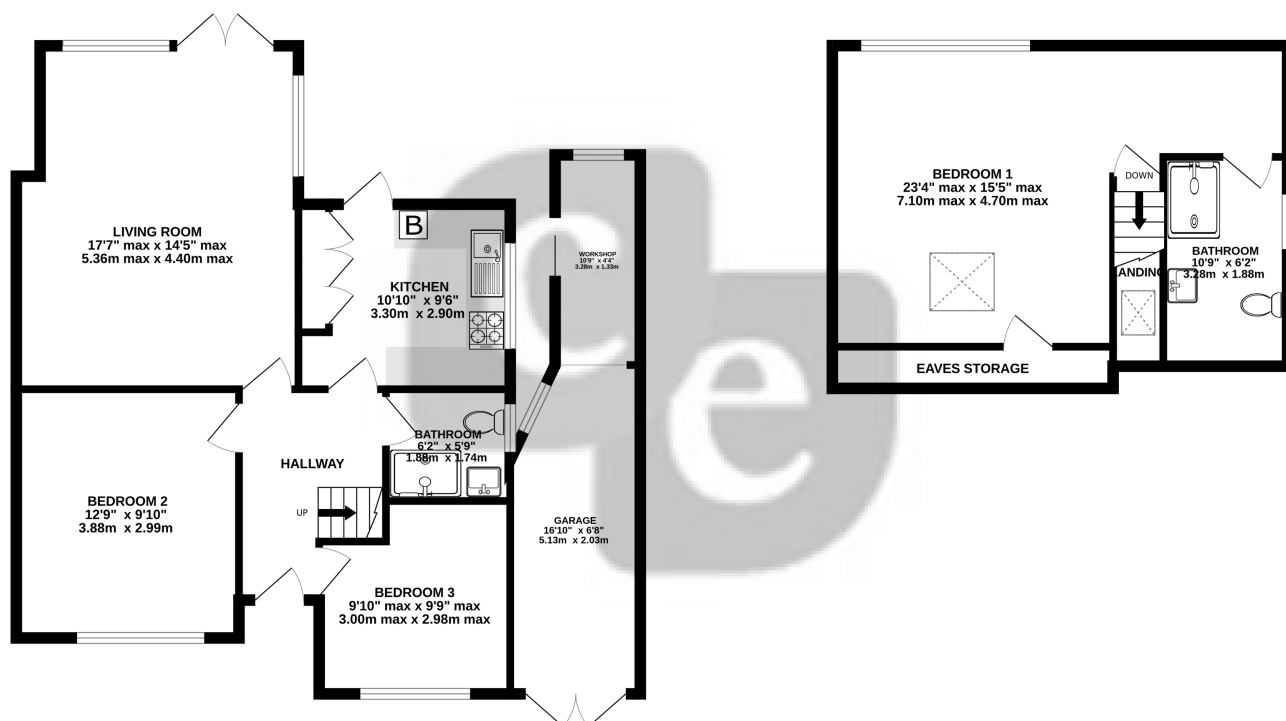
16' 10" x 6' 8" (5.13m x 2.03m) Open plan to workshop - Front aspect double doors, rear aspect window, power points, lighting.



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.

GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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