



VILLAGE WAY, PINNER

£700,000

**** NO ONWARD CHAIN DELAYS **** A spacious and well maintained three bedroom semi detached house with the added benefit of a south facing private rear garden and scope for further development subject to planning permission being granted. The property is located in a prime sought after location close to a range of local shops, amenities, well-rated schools and excellent transport links with Rayners Lane station offering services into London via both the Metropolitan and the Piccadilly Lines. Internally the property briefly comprises entrance hallway, downstairs w/c, through lounge/dining room, modern fitted kitchen, three bedrooms off first floor landing and modern bathroom suite. Externally the property benefits from multiple off street parking to the front and to the rear is a generously sized south facing lawned garden with raised decking.

- THREE BEDROOM SEMI DETACHED HOUSE
- BRIGHT AND SPACIOUS INTERIORS
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- PRIME SOUGHT AFTER LOCATION TO A RANGE OF SHOPS, AMENITIES, WELL REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS
- THROUGH LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN
- DOWNSTAIRS W/C
- FITTED WARDROBES
- MODERN FITTED BATHROOM SUITE
- SOUTH FACING REAR GARDEN
- MULTIPLE OFF STREET PARKING
- NO ONWARD CHAIN DELAYS

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed French doors, front and side aspect double glazed windows, radiator, power points, wooden flooring, under stairs storage housing meters, coved ceiling, spot lighting, stairs to first floor landing.

Downstairs W/C

Side aspect frosted double glazed window, low level W/C, wall mounted sink with mixer tap, tiled walls, tiled flooring.

Through Lounge/Dining Room

29' 2" into bay x 11' 5" max (8.89m x 3.48m) Front aspect double glazed window into bay, rear aspect double glazed French doors to garden, two rear aspect double glazed windows, coved ceiling, spot lighting, radiator, power points, TV aerial, wooden flooring.

Kitchen

10' 10" max x 7' 5" max (3.30m x 2.26m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated electric hob with oven below and overhead extractor fan, integrated slimline dishwasher, part tiled walls, power points, wall mounted boiler, plumbed for washing machine, coved ceiling, spot lighting, tiled flooring.

First Floor

Landing

Side aspect double glazed window, coved ceiling, fitted storage cupboard, carpeted flooring.

Bedroom One

14' 4" into bay x 11' 6" max (4.37m x 3.51m) Front aspect double glazed window into bay, coved ceiling, spot lighting, range of fitted wardrobes, power points, radiator, carpeted flooring.

Bedroom Two

11' 9" x 10' 11" max (3.58m x 3.33m) Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, carpeted flooring.

Bedroom Three

7' 1" x 6' 4" (2.16m x 1.93m) Front aspect double glazed window, coved ceiling, spot lighting, radiator, power points, carpeted flooring.

Bathroom

8' 3" x 6' 8" (2.51m x 2.03m) Rear and side aspect frosted double glazed windows, low level W/C, vanity hand wash basin with mixer tap, tiled enclosed bath with mixer tap, glass shower screens, wall mounted shower controls with attachment, fitted storage cupboard, loft access, spot lighting, tiled walls, heated towel rail, wall mounted mirror with integrated lights, tiled flooring.

Outside

Front Garden

Multiple off street parking via own driveway, side access to rear garden via wooden gate.

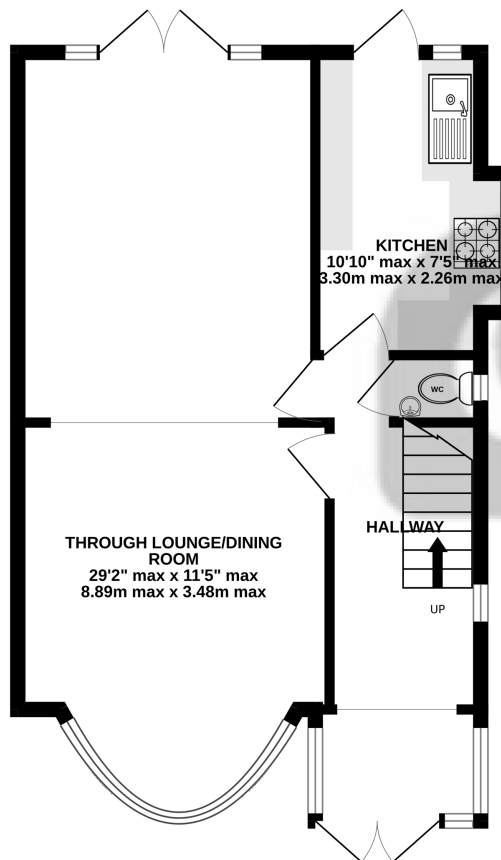
Rear Garden

Raised decking leading to mainly laid lawn, stocked flower beds, metal storage shed, wooden shed, power points, outside tap, fence enclosed, side access to front garden via wooden gate.

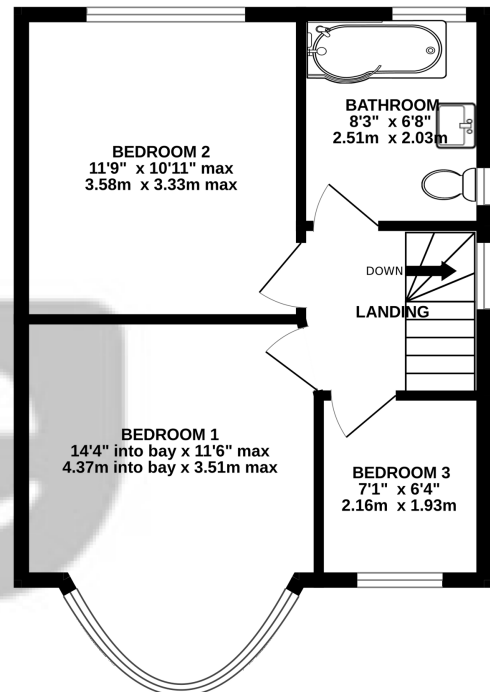


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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 948sq.ft. (88.1 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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