

HIGHFIELD AVENUE, PINNER, MIDDLESEX HA5 5LA



A substantial (2058sqft) five bedroom detached house situated on a large ¼ acre plot within 1 mile of Pinner Village.

The property needs modernisation which has been reflected in this competitive asking price.

Accommodation comprises; spacious entrance hallway, dining room, large rear reception room, breakfast room, kitchen, guest cloak room, lean to. Stairs to the first-floor landing, five bedroom and a large bathroom. Outside the substantial 'Woodland' rear garden has fantastic potential.

Highfield Avenue is situated within a short walk of Pinner Village, with its café culture, bars and restaurants as well as the Metropolitan Line Station to Central London.

As the vendors sole appointed agents, we highly recommend this property to a self-builder, or someone that has the vision to unlock this properties full potential.

No upward chain.







## Highfield Avenue, Pinner, HA5 5LA

Total gross internal area = 2048 sq ft / 190.2 sq m (Excludes Lean-to & Garage) Denotes restricted head height Bedroom 2 13'8 (4.17) x 13'4 (4.06) max Bedroom 3 13'2 (4.01) max x 11'4 (3.45) Bedroom 1 19'1 (5.82) into bay x 12'6 (3.81) max Bedroom 5 8'8 (2.64) x 7'6 (2.29) Down Bedroom 4 11'10 (3.61) max x 9'2 (2.79) max FIRST FLOOR Reception Room 26'2 (7.98) x 13'2 (4.01) Conservatory 13'8 (4.17) x 11'10 (3.61) Dining Room 19'2 (5.84) into bay x 12'8 (3.86) max Kitchen 11'3 (3.43) min Breakfast Room 9'11 (3.02) min x 9'7 (2.92) x 9'1 (2.77) GROUND FLOOR Lean To Garage Not measured









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