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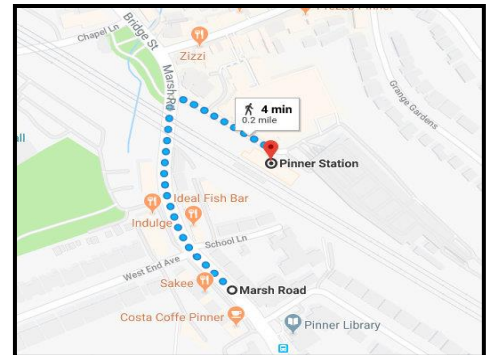
Lettings : 020 8421 4847



**ROBERTSON
PHILLIPS**

Est. 1991

MARSH ROAD, PINNER



Offers in Excess of £650,000, Freehold

- *Walk to Underground station*
- *Part Double Glazing*
- *Three Bedrooms*
- *Dining room*
- *Sitting room*
- *Two Fitted Kitchens*
- *Two bathrooms*
- *Close to shops*

Accommodation:

Entrance Hall

Meter cupboard and door to:

Sitting Room 12' 10" x 12' 2" (3.91m x 3.71m) into bay

Bright room with double glazed bow window to front.

Dining Room 16' 0" x 11' 8" (4.87m x 3.55m) max

Window to front, double glazed double doors to garden, attractive cast iron tiled fireplace and dado rail.

Kitchen 11' 10" x 11' 2" (3.60m x 3.40m)

Fitted with a matching range of base and eye level units, 1+1/2 bowl enamel sink with single drainer and mixer tap. Space for fridge and gas cooker with extractor hood, part tiled walls, window to side and door to:

2nd Kitchen Area 8' 7" x 5' 3" (2.61m x 1.60m)

Double glazed windows to rear and side, cooker, stainless steel sink, skylight and opening to:

Lobby

Double glazed door to garden, door to:

Bathroom

Panelled bath with hand shower attachment, mixer tap and shower curtain, wall mounted wash hand basin, fully tiled walls, low-level WC, heated towel rail and double glazed window to side.

Utility 2.07m (6'10") x 0.69m (2'3")

Two windows to side, new combination boiler, plumbing for washing machine and heated towel rail.

Landing

Window to side and loft access.

Bedroom One 16' 2" x 10' 10" (4.92m x 3.30m) into bay

Double glazed windows to rear and front, fitted double wardrobe and attractive cast iron fireplace.

Bedroom Two 12' 10" x 10' 9" (3.91m x 3.27m)

Double glazed window to front, fitted wardrobes and cast iron fireplace.

Bedroom Three 9' 2" x 6' 6" (2.79m x 1.98m)

Double glazed window to rear.

Bathroom

Panelled bath with hand shower attachment, mixer tap and shower curtain, pedestal wash hand basin, low-level WC, fully tiled walls, heated towel rail and double glazed window to rear.

Garden Approx 37' 0" x 27' 0" (11.27m x 8.22m)

Attractive courtyard garden with patio, shed and side access.

Parking

Available to rear with access via School Lane.

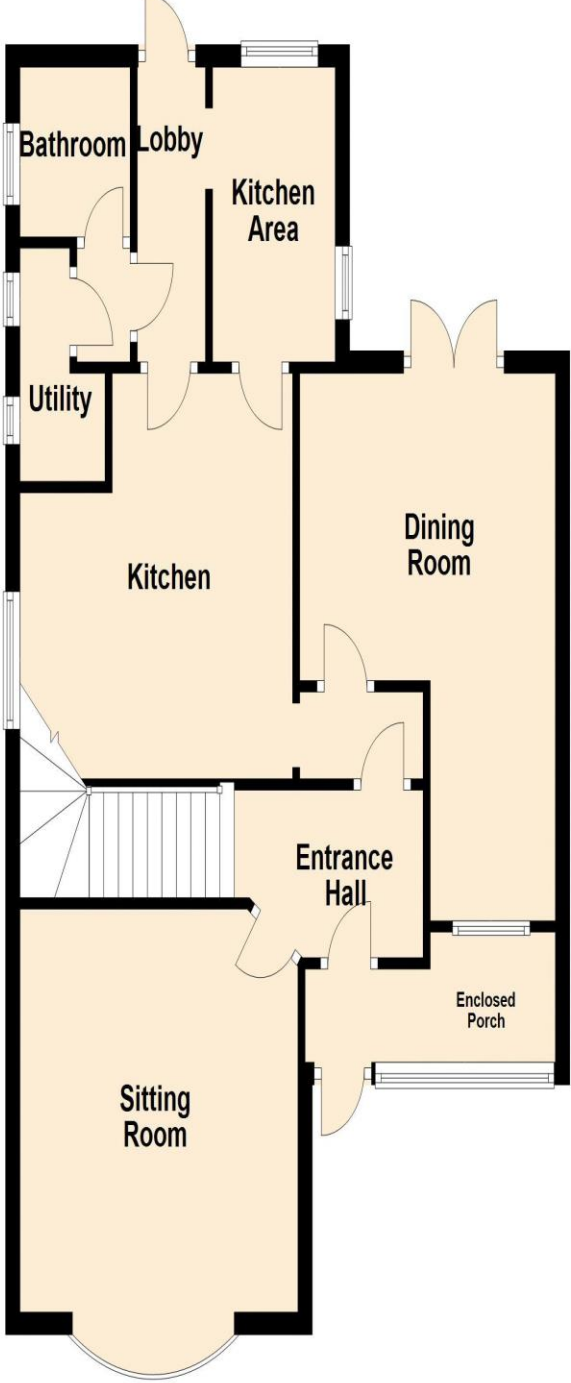
Location: Situated within a short walk of Pinner Metropolitan station.

Description

Attractive cottage style Three Bedroom, Two Bathroom semi detached property situated in the heart of Pinner, walking distance of local shops, restaurants, sought after schools and Metropolitan Underground station.

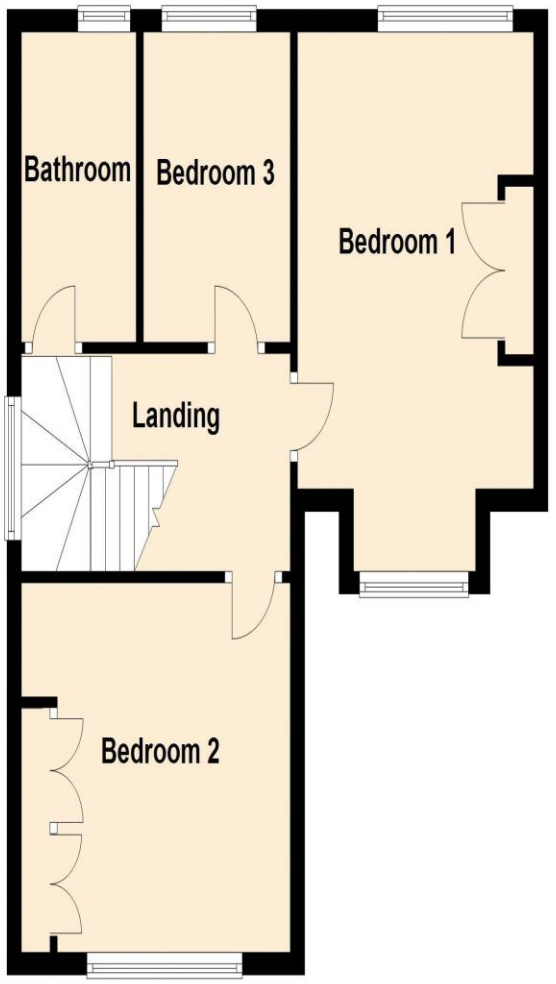
Comprising sitting room, dining room, recently fitted kitchen, utility, additional kitchen area and bathroom/wc. Upstairs are three bedrooms and bathroom/wc. Features of this property include gas central heating with combination boiler, part double glazed, courtyard garden with shed and parking space to rear approached via School Lane.



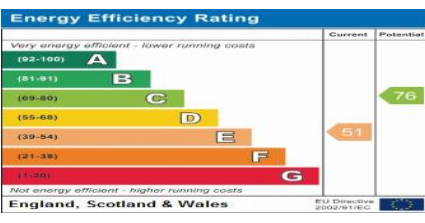


First Floor

Approx. 492.3 sq. feet



Total area: approx. 1209.6 sq. feet



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.