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**ROBERTSON
PHILLIPS**
Estate Agents



Rowlands Avenue, Pinner

£765,000



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A Three Bedroom semi detached Comben & Wakeling built property situated in a sought after location within easy reach of local shops, schools and transport, including station.

Comprising entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and separate wc. Features include garden, driveway and detached garage accessed via own drive.

The property is in need of refurbishment and there is ample scope for extension. (STPP)



Ground Floor

Hall

Window to side, under-stairs cupboard, stairs, door to:

Living Room 12' 5" x 12' 0" (3.78m x 3.65m)

Window to front, door to:

Dining Room 15' 8" x 12' 0" (4.77m x 3.65m)

Sliding door, open plan, door to:

Kitchen 12' 7" x 8' 2" (3.83m x 2.49m)

Window to side, door to garden.

Landing

Window to side.

WC

Window to side, door to:



Bathroom

Window to rear.

First Floor

Bedroom 1 15' 2" x 11' 4" (4.62m x 3.45m)

Fitted wardrobes and window to rear.

Bedroom 2 14' 0" x 11' 4" (4.26m x 3.45m)

Fitted wardrobes and window to front.

Bedroom 3 8' 8" x 6' 5" (2.64m x 1.95m)

Fitted wardrobe, window to front.

Rear Garden 70' 0" x 0' 0" (21.32m x 0.00m)

Patio area, access to the garage and gate to

driveway, mixture of mature plants, shrubs and lawn area.

Driveway

A mixture of striking flowers, shrubs and trees which have been well maintained over the years, parking for multiple vehicles.

Garage 27'4 x 9'1 Double garage with electric up and over door. Accessed via garden.

Council Tax Band: F

EPC Rating: D

Tenure: Freehold

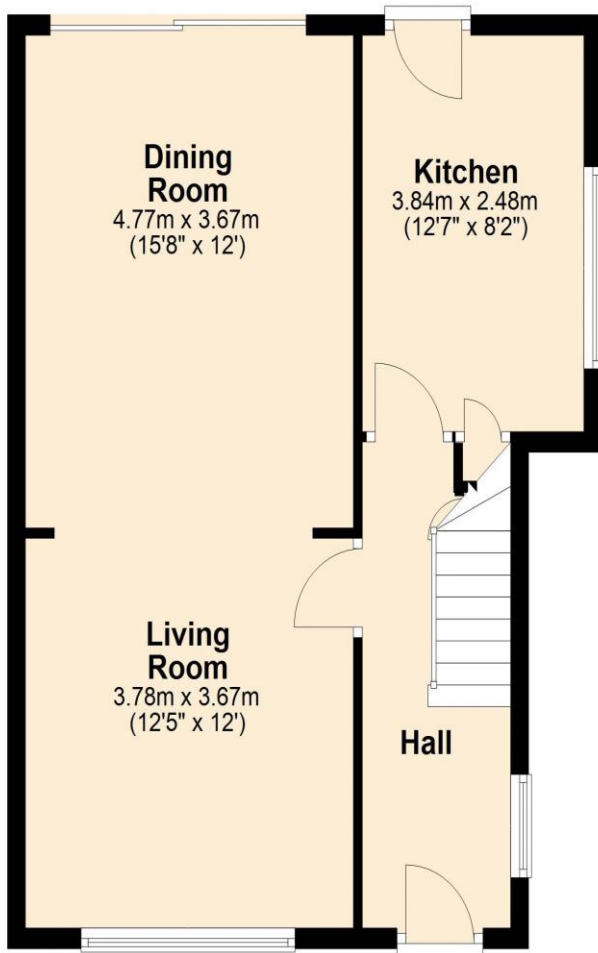


KEY FEATURES:

- Three Bedrooms ● Two Reception Rooms ● Kitchen ● Bathroom ● Garden ●
- Driveway ● Potential to Extend STPP

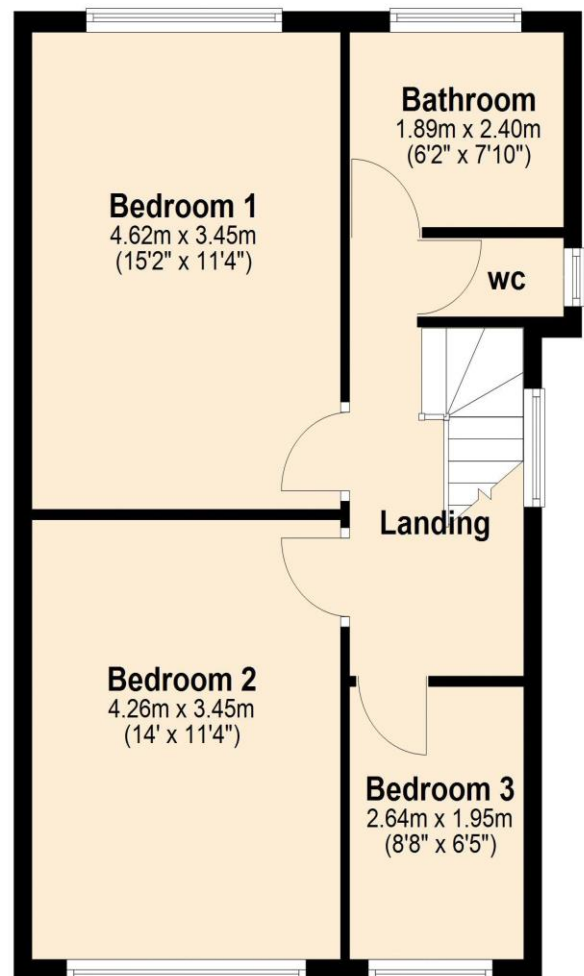
Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



Total area: approx. 100.9 sq. metres (1085.7 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.