

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Nursery Road, Pinner

Guide Price £425,000



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Ideal for first time buyers or buy to let investors, this is a great opportunity to purchase a home close to pinner village. There are three bedrooms and a family bathroom on the first floor. Kitchen, lounge/diner, w/c on the ground floor and garage in nearby block. Situated off Cuckoo Hill within easy reach of Pinner, Northwood Hills, Eastcote and Hatch End. There are a variety of shopping facilities, super markets, restaurants, coffee shops and more. Transport links include the Metropolitan Line, Piccadilly Line and the Lioness Line into Wembley. A number of bus routes and motorway links are also close by. There is also a good selection of outstanding private & state schools within the area. Requires a level of updating.



Ground Floor

WC

Fitted with two piece suite pedestal wash hand basin and low-level WC, door to:

Lounge/Dining Room 25' 1" x 17' 6" (7.64m x 5.33m) Window to rear, window to front, stairs, door to:

Kitchen 11' 4" x 8' 3" (3.45m x 2.51m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge, built-in electric fan assisted oven, four ring electric hob, window to rear, boiler cupboard and storage cupboard.



Landing
Door to:

Airing cupboard
Large airing cupboard housing the immersion heater.

Bathroom
Fitted with three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, window to front.

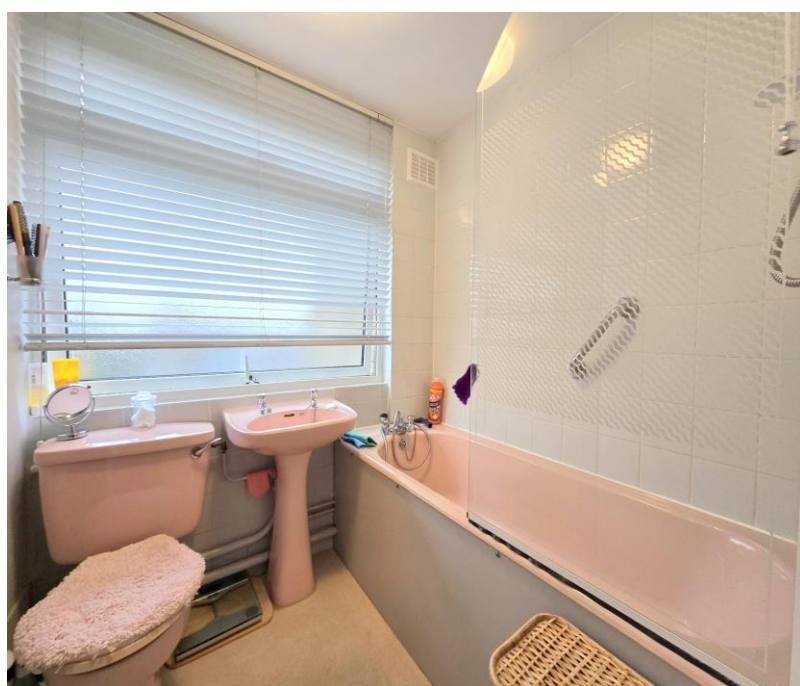
Bedroom 1 14' 3" x 9' 4" (4.34m x 2.84m)
Window to front, range of fitted wardrobes.

Bedroom 2 11' 6" x 10' 5" (3.50m x 3.17m)
Window to front, range of fitted wardrobes.

Bedroom 3 8' 6" x 7' 7" (2.59m x 2.31m)
Window to front, fitted double wardrobes.

Garage
In nearby block.

Council Tax Band: D
EPC Rating: D
Tenure: Leasehold

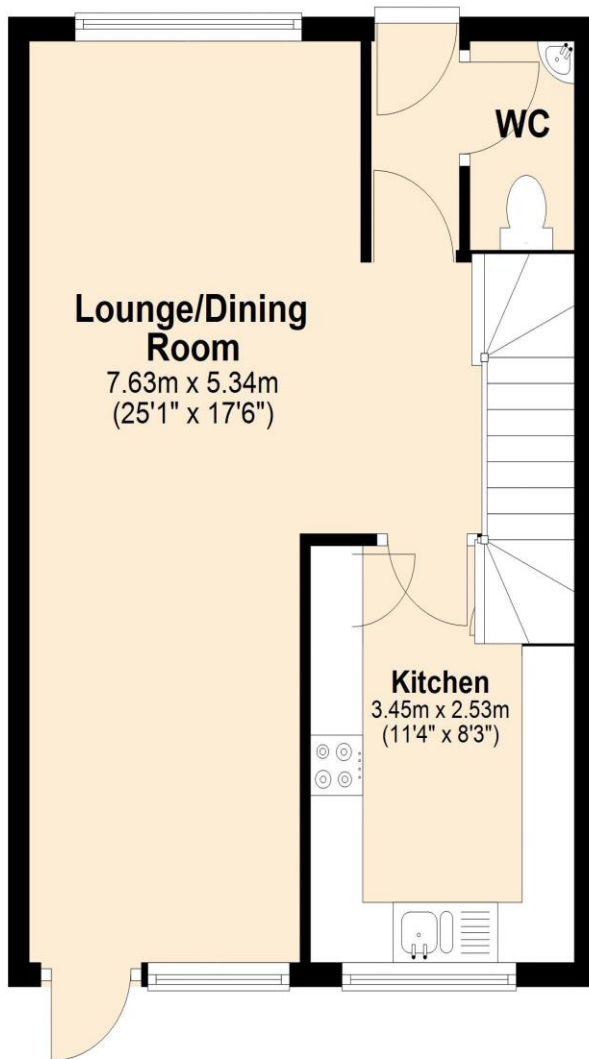


KEY FEATURES:

- Three Bedrooms ● Fitted Kitchen ● Through Lounge Diner ● Garage ● Walking Distance to Pinner Village ● Off Street Parking

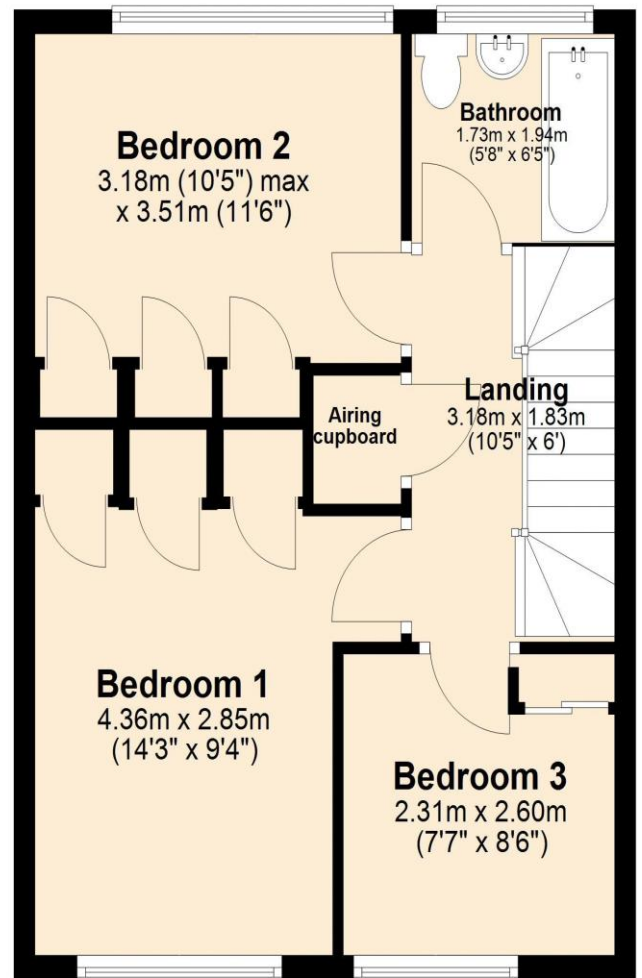
Ground Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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.