




Andrew Pearce
PINNER

HIGHFIELD AVENUE, PINNER, MIDDLESEX, HA5 5LA



With almost 1400sqft of accommodation this excellent detached three bedroom, two bathroom family home is presented in immaculate condition throughout.

The ground floor features a porch, a hallway, a downstairs W/C, a utility room with access to the garage, a bright bay windowed reception, another spacious reception and family room, and a modern kitchen diner with a view of the lovely and sunny 80 foot garden. The first floor has a large landing, three double bedrooms, and a new bathroom.

The house also has side access & off street parking for two cars.

Highfield Avenue is a charming residential street in a prime location, within the catchment areas of Cannon Lane School, Pinner High and Nower Hill. It is close to North Harrow and Rayners Lane high streets, where you can find independent shops, cafes, gyms and supermarkets. Rayners Lane Station (Metropolitan line & Piccadilly line) is less than a mile away and Pinner Village Gardens and playground is within walking distance.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Highfield Avenue HA5
 Approximate Gross Internal Floor Area = 128.0 sq m / 1375 sq ft

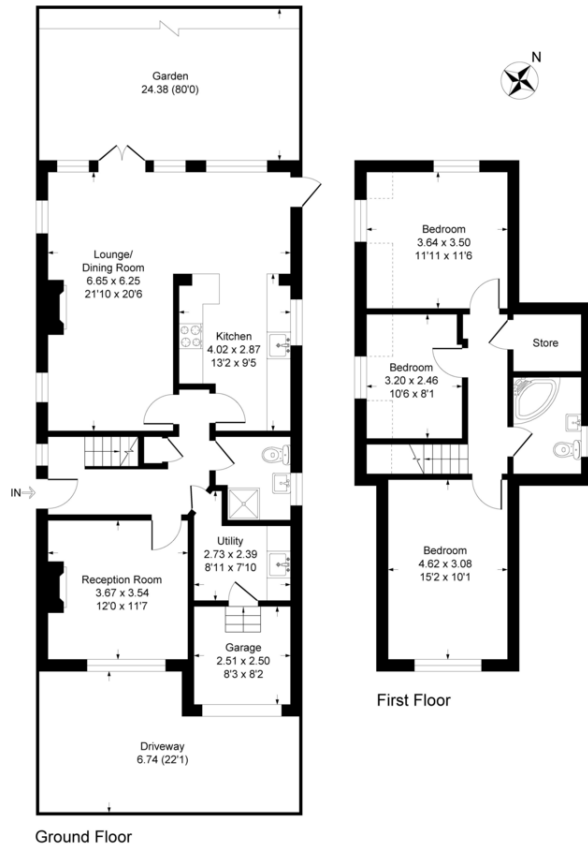


Illustration for identification purposes only, measurements are approximate, not to scale.



