



**THE AVENUE, PINNER, MIDDLESEX, HA5 5BL** **£830,000**





**A stylish, bay fronted four bedroom, two bathroom, semi-detached family home, presented in first class order, occupying a prime position, quietly tucked away yet close to shopping and transport facilities.**

The property, originally constructed during the 1930's, features a full width rear extension to the ground floor, providing enhanced living space and a larger kitchen, along with a loft conversion, consisting of a spacious principal bedroom with en-suite.

The accommodation is presented in excellent order, with fresh neutral décor and comprises:

Entrance porch, hallway with original, classic chequered tiled flooring, leading through to the front aspect sitting room with a large bay window and a feature fireplace, providing a pleasing focal point. Further off the hallway to the rear is the impressive, open plan kitchen / family room, forming the rear extension.

This bright and spacious room features tiled flooring with underfloor heating, a lounge area with built in cabinets and an extensively fitted kitchen with a range of streamlined contemporary units. Integrated appliances include an oven with the latest slide and hide door, a microwave /oven, fridge and freezer and a dishwasher. Other features include a fitted pantry cupboard, and a wine cooler. A large breakfast bar with an integrated hob and extractor, along with granite counter tops, provide a neat finish. The rear of the kitchen / family room features a reflective glass roof, allowing plenty of natural light to flow through and bi-fold doors lead out to the rear garden.

A modern W.C. with wash basin completes the ground floor layout.

To the first floor, the landing provides access to all rooms, including the front aspect bay fronted double bedroom featuring a range of fitted wardrobes and dressing table, a second double bedroom to the rear and a good size single third bedroom / study. Completing the first floor is the stylish family bath / shower room, fitted with a suite consisting of a bath, sink unit, W.C. and a separate shower. Tiled walls and flooring with underfloor heating provide the finishing touch.

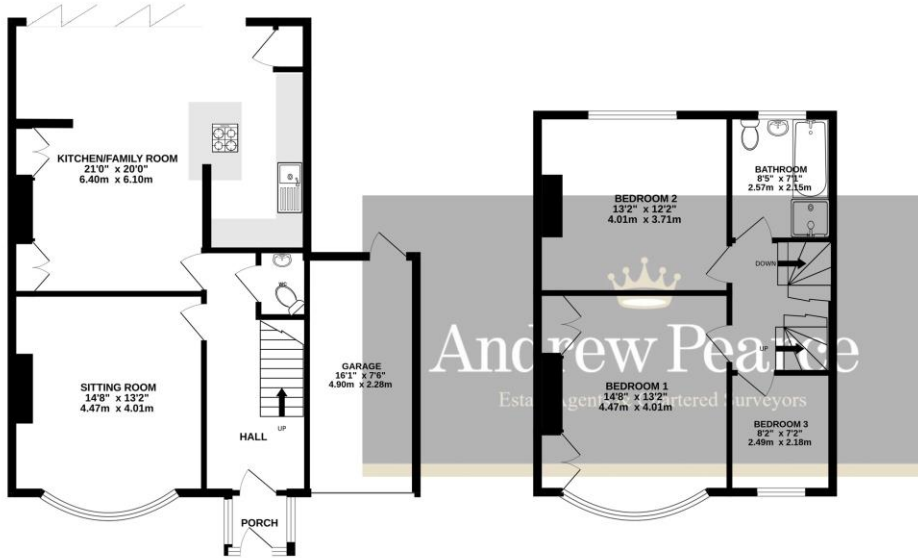
The original loft space has been professionally converted into the principal en-suite bedroom, which is a large double room with double aspect windows, allowing plenty of natural light to flow through. This room also features fitted wardrobes with sliding doors, a fitted drawer unit, shelving, and additional eaves storage space. The en-suite shower room is fitted with a contemporary suite consisting of a large shower area, W.C. and wash basin, neatly finished with tiled walls and flooring.

Outside, the block paved driveway to the front provides off street parking for two cars and access to the garage.

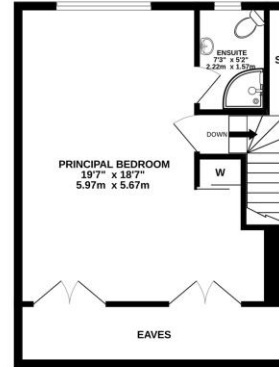
To the rear, the magnificent garden is very private and extends to circa 70ft in length. It features a large raised decked area, with steps down to a neat lawned area with a variety of established shrubs and fruit trees including plum, fig and apple trees. A timber summerhouse with a secluded decking area is situated to the far end of the plot.



**GROUND FLOOR**  
783 sq.ft. (72.3 sq.m.) approx.



**1ST FLOOR**  
519 sq.ft. (48.2 sq.m.) approx.



**2ND FLOOR**  
448 sq.ft. (41.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1751 sq.ft. (162.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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