



WEST AVENUE, PINNER, MIDDLESEX , HA5 5BZ £875,000



A four bedroom , two bathroom' detached family home, rich with 1930's character, occupying a prime position close to shopping and transport facilities, offered for sale 'Chain free'.

The property features a generous, well proportioned interior layout, extended to the ground floor:

The accommodation comprises: Entrance porch, a spacious hallway, leading through to the front aspect sitting room. Double doors connect through the rear aspect living room which overlooks the rear garden. The impressive kitchen / family room to the rear has been extended and is equipped with range of contemporary units with integrated appliances and features a large dining / breakfast area. The kitchen leads through to a very useful side storage area / utility room, spanning the full depth of the property. Completing the ground floor is a modern shower room / W.C.

To the first floor the large landing leads through to all rooms including the front aspect principal bedroom, two further double rooms and a large single fourth bedroom. A modern family bathroom completes the interior layout.

Outside, the private block paved driveway provides off street parking for three cars and access to the adjoining garage.

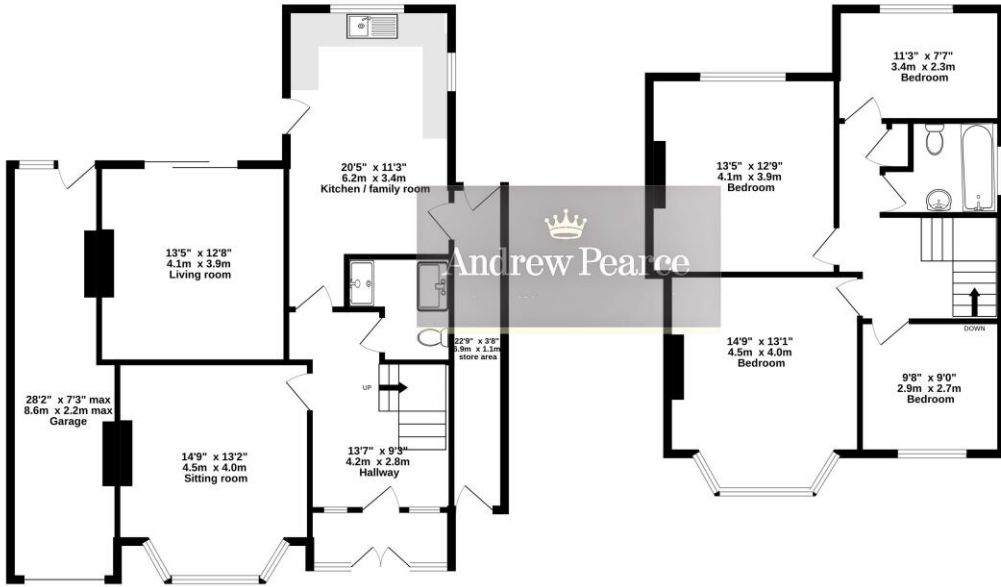
To the rear, the substantial west facing garden is laid to lawn with a paved patio and provides considerable scope to extend further, subject to planning consent. There is also further potential to extend, double storey to the side, also subject to planning.

The property would benefit from general updating and would suit those seeking a home in a prime location with the opportunity to enhance and extend further to one's own specifications.



GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1671 sq.ft. (155.2 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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