



  
**Andrew Pearce**  
PINNER

**CECIL PARK, PINNER, MIDDLESEX, HA5 5HJ**





**This charming four bedroom home is located on a sought-after road near Pinner high street, offering a convenient and comfortable lifestyle for families.**

The property features two spacious reception rooms with open-fireplaces, one with a large front-facing bay window, and the other with a dining area and access to the garden.

The kitchen/breakfast room is modern and well-fitted with integrated appliances, a breakfast bar and ample storage space. There is also a guest WC on the ground floor.

Upstairs, there are two bedrooms with fitted wardrobes, two more bedrooms and a family bathroom with a separate WC.

The property boasts a generous rear garden with a lawn and a patio area. There is also a driveway at the front for off-street parking, and a side gate to the garden.

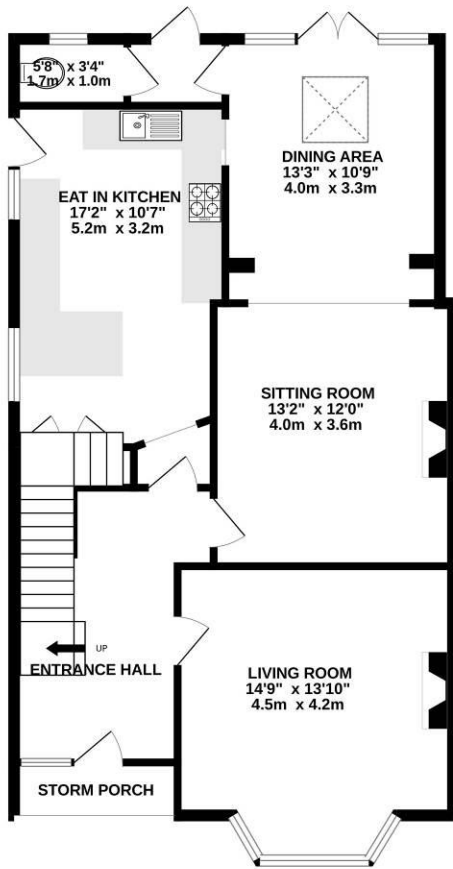
It has a mix of traditional and modern features, and potential to extend (STPP).

The location is ideal, close to Pinner high street and its range of shops, restaurants, cafés and supermarkets. Pinner station is within walking distance and offers regular services to London via the Metropolitan Line. There are also several local bus routes nearby.

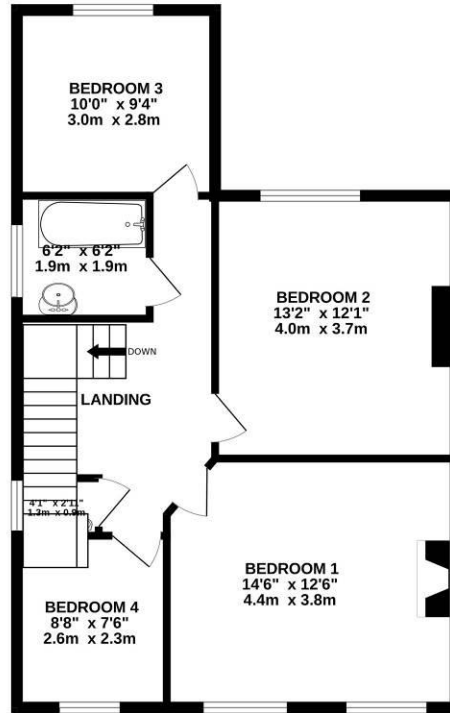
The property is near excellent primary and secondary schools, including the highly rated West Lodge Primary School as well as parks and green spaces such as Pinner Memorial Park.



**GROUND FLOOR**  
853 sq.ft. (79.2 sq.m.) approx.



**1ST FLOOR**  
648 sq.ft. (60.2 sq.m.) approx.



**TOTAL FLOOR AREA:** 1501 sq.ft. (139.4 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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