




Andrew Pearce
PINNER

LULWORTH DRIVE, PINNER HA5 1NE £775,000



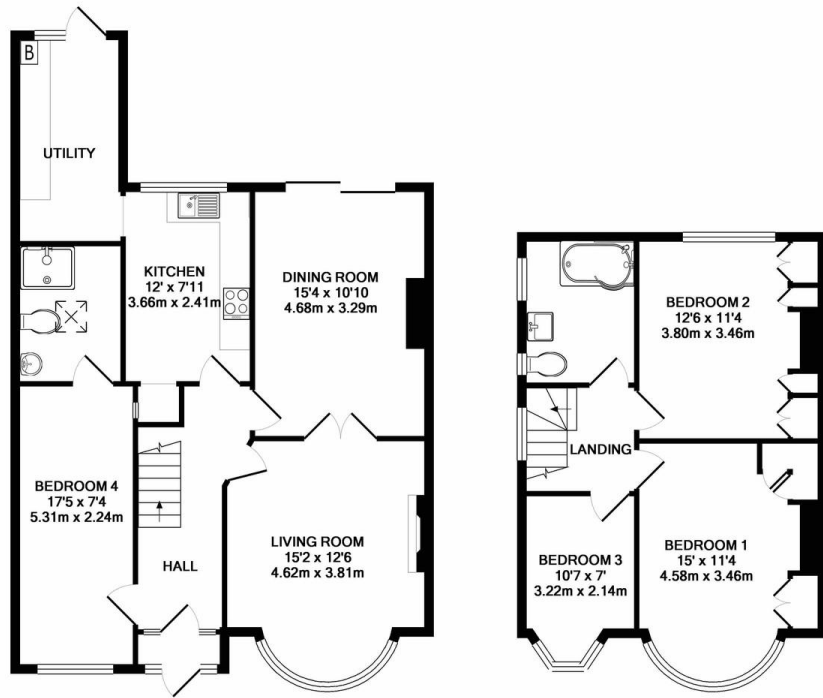
An extended and immaculately presented FOUR BEDROOM, TWO BATHROOM family home located just a short walk from CANNON LANE and PINNER HIGH SCHOOL.

The property offers further scope for extension, planning permission obtained in autumn 2017 for a good sized loft conversion including a room and a bath. The permission is valid for a minimum of two years. This property, in our opinion is presented in excellent order throughout including a modern fitted kitchen and two immaculate shower/bathroom. Furthermore the property has been recently decorated and a new carpet fitted to the stairs and first floor. The property also offers further scope for extensions, subject to the usual consents. Accommodation comprises; storm porch, spacious entrance hallway, bedroom four / reception / study, large double aspect through lounge, modern fitted kitchen, large shower room, large utility room. To the first floor there are three good sized bedrooms (bedrooms one and two have fitted wardrobes) and an immaculate family bathroom. Outside the property has a large rear garden and off-street parking. Situated on Lulworth Drive the property is convenient for both Cannon Lane Primary Schools and Pinner High School. Furthermore transport links including the Metropolitan Line and Piccadilly Line are within short walk.



Key Features

- Extended family home in very good condition
- Flexible layout, three / four bedroom
- Two bathrooms
- Secluded garden
- Convenient location.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
68	85