



Andrew Pearce
PINNER

BOLDMERE ROAD, PINNER, MIDDLESEX HA5 1PL



A very well presented and extended three bedroom semi detached family home located in this sought-after residential location.

This property has been well maintained and include double glazing & gas central heating.

Accommodation comprises; welcoming entrance hallway, living room with a feature fireplace and windows to the front aspect. The extended rear reception room leads through to the light and bright conservatory.

A kitchen & breakfast room is well appointed and has been extended with ample space for a table and seating area. There is a door to the rear garden and the integral garage.

To the first floor there are three good sized bedrooms (bedroom two has fitted wardrobes) and a modern bathroom suite & separate WC. There is large loft space would suit a loft conversion subject to the usual planning consents.

Outside is a seduded rear garden which has been well maintained and has a garden shed.

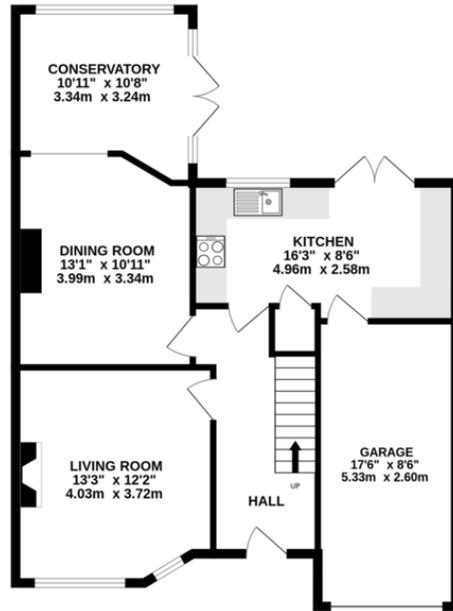
To the front is a garage with own driveway providing off road parking. The property offers further scope to extend, subject to the relevant planning consent.

Boldmere Road is a highly desirable residential location within a moments' walk of Eastcote's Metropolitan & Piccadilly Line tube station.

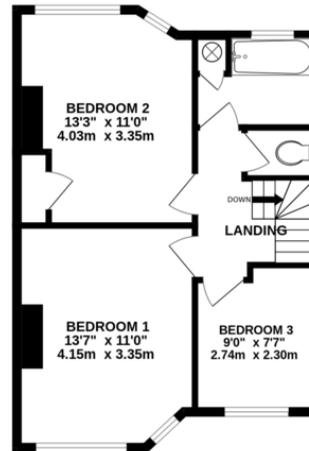
Cannon Lane School & Pinner High School are located a short distance.



GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 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.
Made with Metrox ©2024



