




Andrew Pearce
PINNER

CROSSWAY, PINNER, HA5 3TP £550,000



I am pleased to present a charming opportunity that has recently come to market: a spacious three-bedroom semi-detached home, ideally situated mere moments from the esteemed Pinner Wood School and the convenient Northwood Hills Station. This residence promises to be a delightful haven for a growing family, offering ample space and very well presented.

Upon entering, welcoming hallway, leading to a generously proportioned reception room filled with natural light. The kitchen, overlooking the private rear garden, is newly refurbished and well-equipped with both eye and base level units, perfect for family meals and gatherings. The ground floor also features a family bathroom, complete with all essentials for daily comfort.

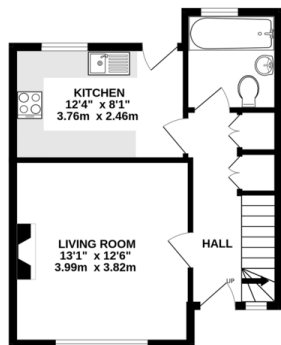
The first-floor houses three well-sized bedrooms, with the master bedroom offering a particularly spacious retreat. The second bedroom is equally accommodating, and the third bedroom, while slightly smaller, is a comfortable space. The private rear garden, predominantly laid to lawn, presents a serene outdoor setting for leisure and entertainment during the warmer months.

Its proximity to top-rated schools and local amenities, combined with the peaceful neighbourhood, makes it an attractive proposition for those seeking a blend of convenience and community.

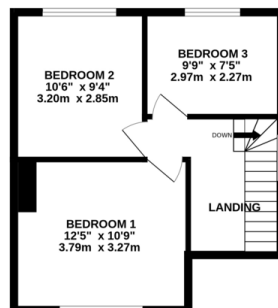


Council Tax - D
EPC - D with potential for B
Local Borough – Harrow

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.
While 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 misstatement. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		