




Andrew Pearce
PINNER

LYNCROFT AVENUE, PINNER, MIDDLESEX HA5 1JU



An extended and well-presented three bedroom Semi Detached family home located within a moment's walk of Pinner Village.

Walking distance to the outstanding West Lodge and Cannon Lane schools, as well as Pinner High & Nower Hill High School

Accommodation comprises; welcoming entrance hallway, reception room with a large bay window to the front aspect, 25ft extended rear reception room, 18ft extended kitchen and a guest doakroom.

To the first floor there are three good sized bedrooms (smallest 7'11 x 7'10) and a bathroom suite.

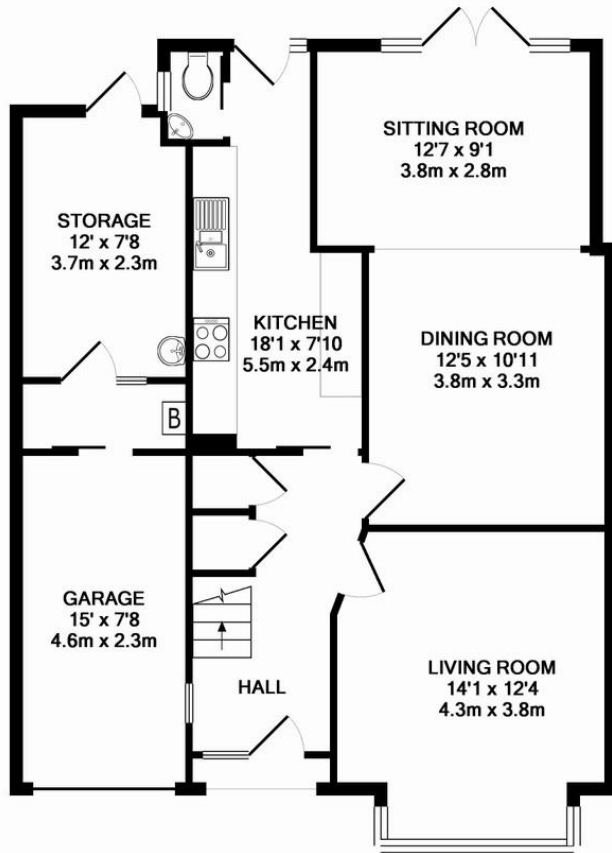
To the rear there is a spacious south facing garden which is mostly laid to lawn with tree and shrub borders.

The front of the property provides off road parking for 3 cars and there is a garage via own drive.

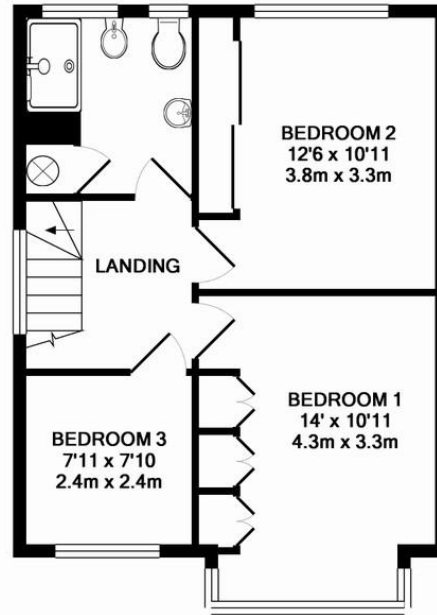
Planning permission granted for Alterations and extension to roof to form end gable; rear dormer with Juliette balcony; window in end gable; single storey front extension incorporating porch; single storey rear extension; alterations and extension to raise garage and side extension roof; conversion of garage to habitable room; external alterations (demolition of rear extension) Harrow planning number P/2077/23.

Lyncroft Avenue is located within 0.5 miles of Pinner's Historic High Street with its café culture, bars, restaurants and transport links including the Metropolitan Line to Central London.

As the vendors sole appointed agents Andrew Pearce Pinner highly recommend an internal viewing to appreciate the size and convenient location of the property.



GROUND FLOOR
APPROX. FLOOR
AREA 869 SQ.FT.
(80.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1340 SQ.FT. (124.5 SQ.M.)

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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