



EVELYN DRIVE, PINNER, MIDDLESEX, HA5 4RR



**A charming three-bedroom, two-bathroom Artega home,** complete with an expansive kitchen, a practical utility room and a private ensuite in the principle bedroom. This property is on the market with no onward chain.

The home has undergone a comprehensive extension and renovation, achieving an exceptional level of finish throughout.

The layout includes a generous entrance hall, convenient guest cloakrooms, and a front-facing living room that exudes elegance. The kitchen is a true masterpiece, featuring a traditional butler sink, an integrated waste disposal system, a dishwasher, and exquisite hardwood finishes complemented by hand-painted touches. Adjacent to the kitchen, the utility room is well-equipped with a boiler, a high-capacity megaflo system, and a water softener.

Ascending to the first floor, you'll find the space smartly reconfigured to host three sizable bedrooms, including an ensuite for the master bedroom, alongside a well-appointed family bathroom.

Externally, the property boasts a delightful front garden and a driveway, leading to a secured rear garden that stands out as a highlight of this home. It features a neatly paved patio, lawn area and a garden shed. Furthermore there is a Home office.

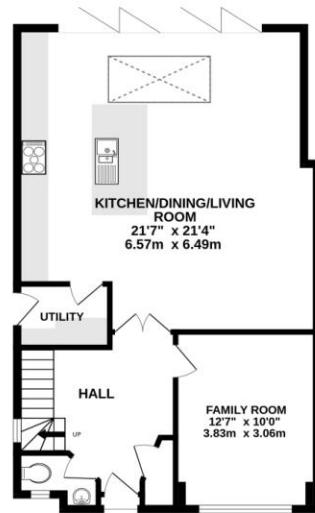
Located on a sought-after street, the residence benefits from proximity to Pinner & Hatch End offering an array of shops, eateries, cafes, and major supermarkets. Transportation is convenient with local bus services and the Metropolitan Line accessible at Pinner, Rayners Lane, and Eastcote stations, with the addition of the Piccadilly Line at Rayners Lane, Eastcote and the Overground at Hatch End. The neighbourhood is well-catered for with excellent primary and secondary schools, parks, playgrounds, and recreational amenities.



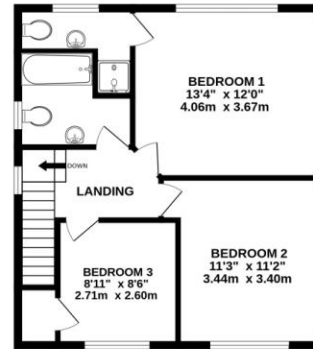
OUTBUILDING  
184 sq.ft. (16.9 sq.m.) approx.



GROUND FLOOR  
712 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.4 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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