




Andrew Pearce
PINNER

GROVE ROAD, PINNER, MIDDLESEX, HA5 5HW



Offered for sale in immaculate condition throughout, this extended and well-proportioned three/four-bedroom, two-bathroom family home has been recently redecorated and features new carpet on the stairs, landing, and first floor.

It is now available with no onward chain.

Ideal for a growing family, this home is perfectly positioned near amenities, schools, and excellent transport links, offering flexible accommodation throughout.

The ground floor features an entrance porch and hallway with stairs to the first floor and a guest WC. It includes a spacious through lounge with wood flooring, an archway to the dining room, and a well-sized kitchen with modern units and an integrated hob and oven.

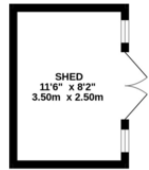
The spacious first-floor landing showcases a lovely leaded light-stained glass window and provides access to three double bedrooms, a family bathroom, and a shower room. There is a large loft space that is ideal for extension, subject to the relevant planning consents.

Externally, the property boasts a generous rear garden with both lawn and decking, along with a garden shed for storage. Off-street parking is available via a private driveway, with access to the rear of the property.

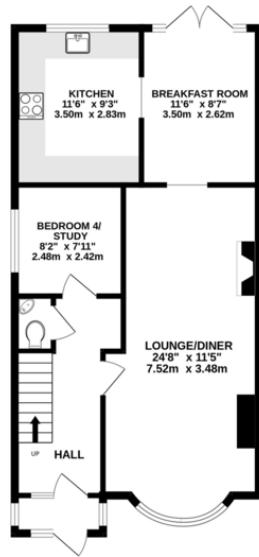


Grove Road is located off Rayners Lane, close to the amenities of both Pinner and North Harrow. For commuters, the Metropolitan Line is accessible at nearby North Harrow and Pinner Underground Stations, with convenient local bus routes. The area is well-served by primary and secondary schools, including St John Fisher Primary School and Nower Hill High School, as well as local parks.

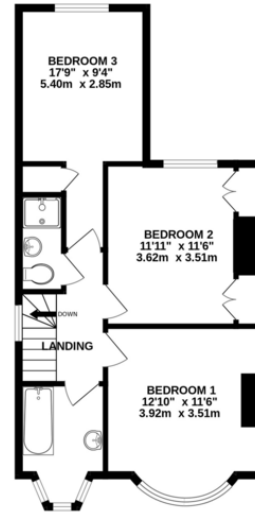
OUTBUILDING
94 sq.ft. (8.7 sq.m.) approx.



GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1378sq.ft. (128.0 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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