




Andrew Pearce
PINNER

UXBRIDGE ROAD, PINNER, MIDDLESEX HA5 3QA



A spacious semi detached home of local *historical interest* as built circa 1850 close to Pinner Village.

The property exudes character and charm, with abundant natural light. Conveniently situated within walking distance of Pinner Village, it offers the following features:

Ground Floor: Entrance hallway with an oak front door, lounge featuring a cast iron fireplace, Inner lobby which is used as a study area, downstairs shower room, second reception room that has been used as a guest bedroom, stunning refitted open-plan kitchen leading to a glass conservatory.

Stairs to the first-floor lead to three double bedrooms and a refitted bathroom suite.

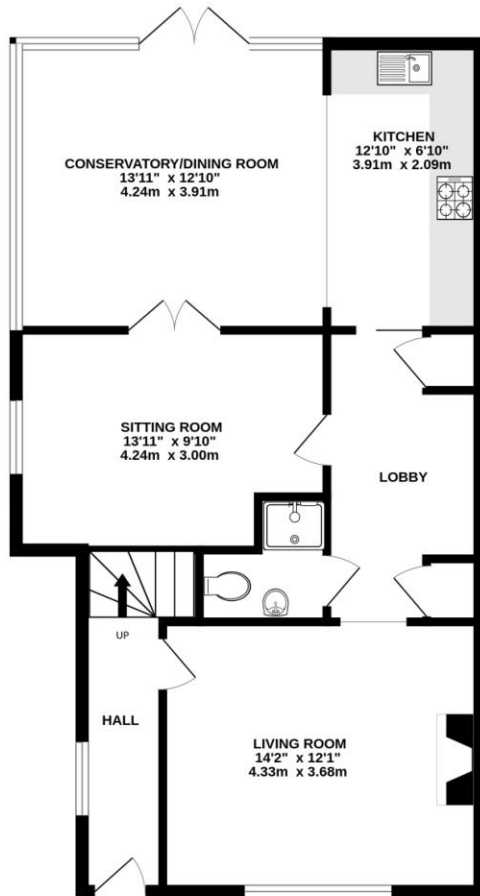
Externally the property has stunning garden to the front side and rear with ample potential to extend (STPP). There is rear access, via Blythwood Road that leads to off street parking and a home office.

Being offered in very good condition with a vintage/rustic *feel* throughout. This home has been lovingly maintained for many years with a good range of modern and classic features

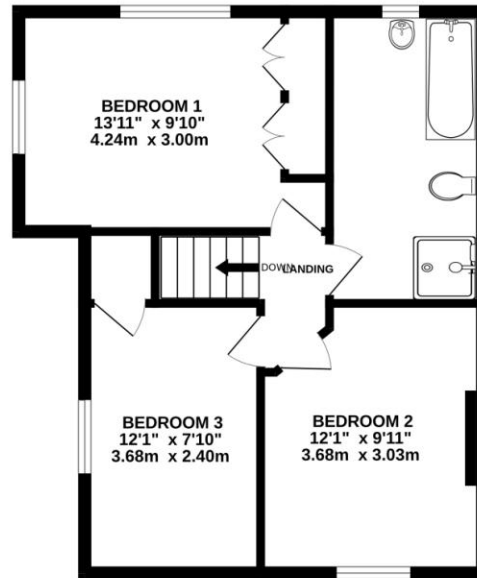


Located a short walk from Pinner's popular village with its vast array of shops, restaurants, cafes and Pinner's Metropolitan Line & Hatch End Overground are equidistant.

GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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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