

# Grange Gardens

Pinner • Middlesex • HA5 5QF  
Offers In Excess Of: £950,000



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est 1986



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Showcasing character throughout and offering a versatile floorplan, this charming three-bedroom, halls-adjoining semi-detached home presents a rare opportunity to extend and enhance (STPP) on one of Pinner's most sought-after roads. Offering a lifestyle of undeniable charm and potential, it provides the perfect canvas to personalise and modernise to one's own taste.

Semi-detached property

Three bedrooms

14ft living room

Separate dining area

Fitted kitchen

Spacious master bedrooms

15ft garage

Easterly-facing rear garden

Potential to extend (STPP)

1317 sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### **Location**

Grange Gardens is ideally located, merely footsteps from Pinner Village and it's vast array of shops, restaurants and bars. Pinner Memorial Park and Pinner Station (Metropolitan Line) are also very close by. For the motorist the M1, M40 and M25 motorways are also accessible providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools including West Lodge Primary School and Nower Hill High School alongside the convenience of a number of leisure facilities including Pure Gym and Hatch End Swimming Pool.

### **Description**

Upon entering the property, you are immediately greeted by a spacious entrance hallway which provides direct access to all ground floor rooms. To the front, a spacious light-filled living room awaits. With a large bay-window allowing for a mass of natural light and a large, feature fireplace this makes for the perfect space to entertain. To the rear, there is a good sized kitchen with fitted wooden units, sufficient worktop space and a single door providing access to the rear garden. Completing the ground floor is a 15ft dining room which enjoys superb views of the easterly-facing rear garden via sliding doors and a useful W.C. Stairs lead to the first floor, where a landing area leads to all three bedrooms and a family bathroom. The master bedroom measures at an impressive 15ft and comes equipped with ample fitted storage. Offering a lifestyle of undeniable charm and possibility with scope to personalise and update to one's own taste, this rare opportunity is not to be missed.

### **Outside**

The front of the property benefits from a paved driveway creating off-street parking for two vehicles and access to a 15ft private garage. To the rear, there is a large, wrap-around family garden which is mostly laid to lawn and beautifully secluded.





### Schools:

West Lodge Primary School (0.43 miles)  
 St John Fisher Catholic Primary School (0.44 miles)  
 Nower Hill High School (0.57 miles)



### Train:

Pinner (0.11 miles)  
 North Harrow (1.05 miles)  
 Headstone Lane (1.26 miles)



### Car:

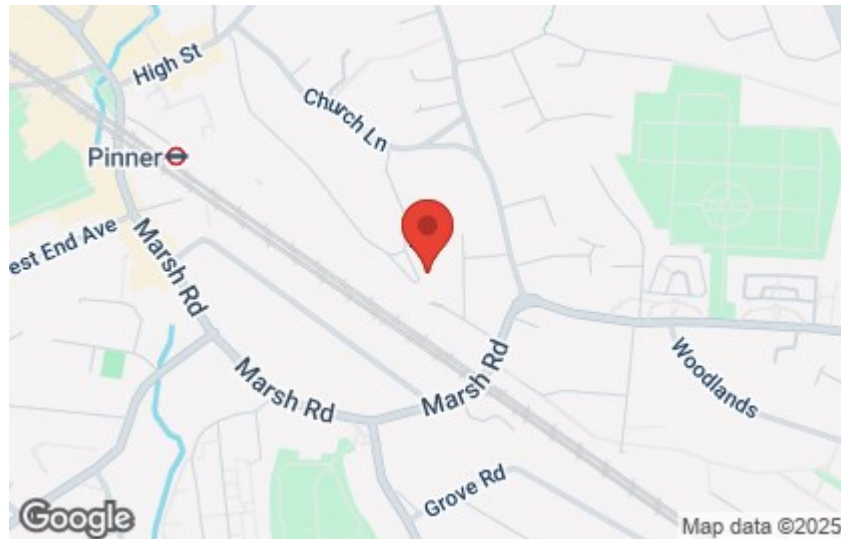
M4, A40, M25, M40



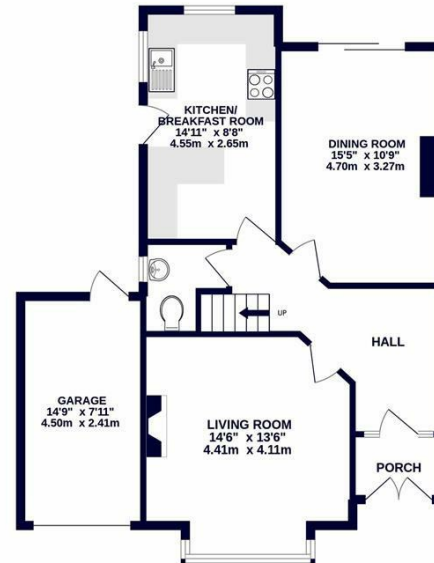
### Council Tax Band:

F

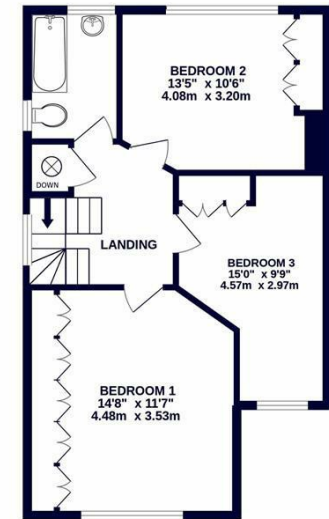
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
 584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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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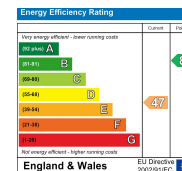
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