



  
**Andrew Pearce**  
PINNER

THRUSH GREEN, , HA2 6EZ £600,000





### Semi- Detached House

A three bedroom, two bathroom semi-detached family home located in this great location and offered for sale chain free.

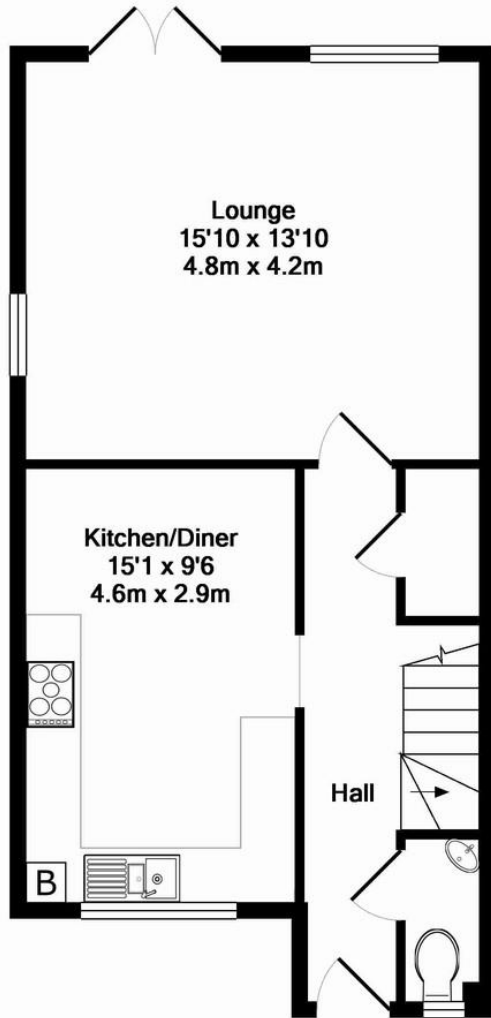
Presented in stunning condition and hosting a range of modern benefits including: solid wood flooring on the ground floor, fitted kitchen, bathroom & en suite, double glazed, efficient benefits include loft and cavity wall insulation.

The accommodation comprises: a welcoming entrance hallway, guest WC, newly fitted kitchen in 2011 which is fitted with a range of modern base and wall mounted units with contrasting work surfaces and integrated fridge/freezer, washer/dryer and dishwasher. The rear facing lounge is flooded with natural light and offers ample space for modern living. The first floor has three bedrooms, the master bedroom has the benefit of an en suite shower room with a recently fitted power shower. The modern bathroom suite is also fully fitted with a three piece suite.

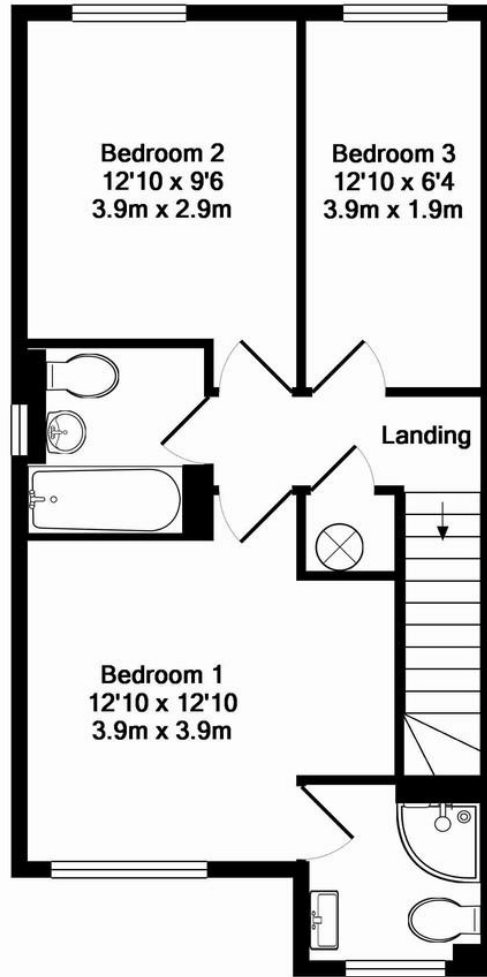
The rear garden is very private and has a lawn with tree and mature shrub borders. The property has allocated parking and ample visitors parking.



The property is within walking distance of both Pinner and North Harrow and in the catchment area for the following Ofsted outstanding schools, Pinner Park Nursery, Infant & Junior school, St John Fisher Catholic school and Nower Hill High School & Sixth form. Conveniently located with a ten minute walk to North Harrow underground.



GROUND FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.2 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



