




Andrew Pearce
PINNER

WEST AVENUE, PINNER, HA5 5BZ **£865,000**



A stylish, bay fronted detached 'Metropolitan Chalet' style family home, rich with character, presented in first class order throughout.

The property occupies a prime location on a quiet tree lined road within walking distance of shopping and transport facilities and the accommodation comprises:

Entrance porch, hallway, leading through to the front aspect bay fronted sitting room with a feature fireplace and a useful large storage cupboard. Further off the hallway to the rear is the bright and sizeable living room with pleasant views to the rear garden. The impressive kitchen is extensively fitted with a range of modern units and features an adjoining utility room. Completing the ground floor is the W.C. neatly finished with tiled walls and flooring.

To the first floor, the landing provides access to all rooms, including the large front aspect bay fronted principal bedroom, a second double bedroom to the rear and a large single third bedroom. Completing the first floor is the stylish family bathroom, with tiled walls and flooring providing the finishing touch.

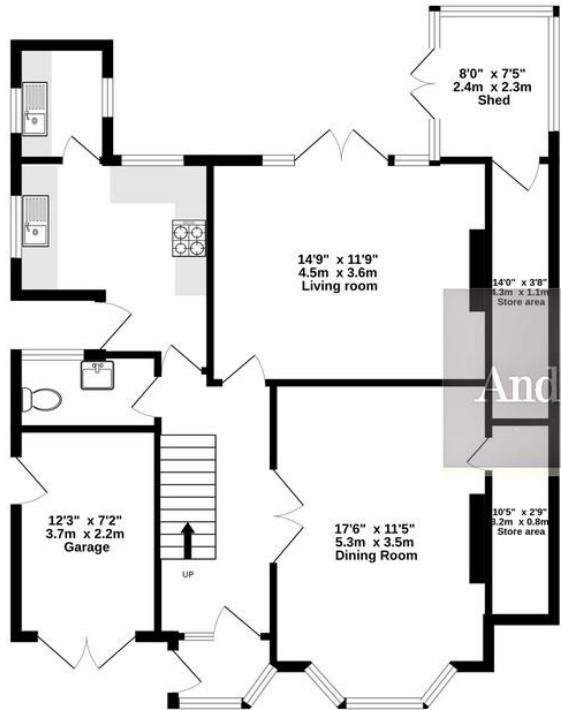
Outside, the paved driveway to the front provides off street parking and access to the integral garage. The remainder of the front garden is paved with neatly trimmed conifers and a dwarf wall front boundary. A gated side passageway leads through to the rear.

To the rear, the West facing picturesque garden is packed a variety of shrubs and neatly manicured trees with a central lawned area, divided by a winding pathway, a paved patio, a rear terrace and timber shed, all set within fenced boundaries.

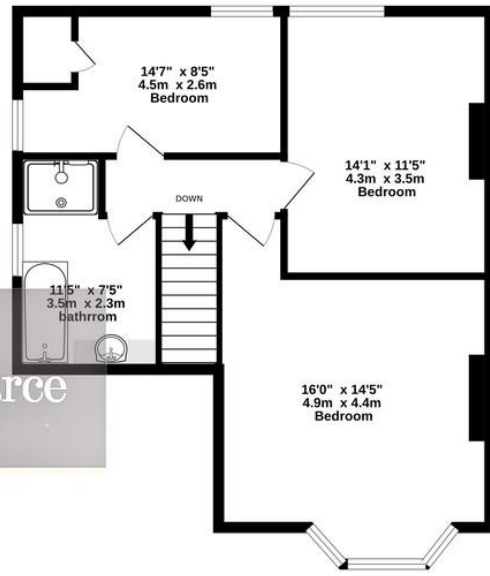
West Avenue is a pleasant residential road within the catchment of Cannon Lane, Pinner High and Longfield Schools and Buckingham Preparatory School for boys. The property occupies a quiet position within walking distance of Rayners Lane Metropolitan / Piccadilly line station.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1417 sq.ft. (131.7 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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