



Kingsley Road, Pinner, HA5 5RB

Gibson Honey are pleased to present to the market this charming three bedroom terraced home set in this sought-after location. This lovely family home briefly comprises; Bay-fronted living/dining room, fitted kitchen/breakfast room, three good size bedrooms and modern bathroom suite. The property benefits include; Private rear garden and gas central heating. Situated approximately half a mile from Pinner Metropolitan line station and shops including M&S, Lidl and Sainsbury's. Approximately half a mile from North Harrow Metropolitan line station and shops. There are many bus stops in the area including; 183 Bus Stop at the end of the road and H11 H12 and H13 bus routes nearby. This property backs onto John Fisher Catholic School and is a short walk from Nower Hill High School. Both are rated outstanding by OFSTED.



ENTRANCE PORCH

Front aspect frosted door, lighting, door to:

LIVING/DINING ROOM

Front aspect bay window, coved ceiling, radiator x2, oak flooring, under stairs storage, fireplace.

KITCHEN

Dual aspect double glazed window, double radiator, part tiled

walls, tiled flooring, a range of base and eye level units with hot and cold fans portioned in the kickboard, stainless steel sink with drainer, integrated fridge/freezer, dishwasher, oven and four gas hob rings, extractor fan, rear aspect door to rear garden.

FIRST FLOOR LANDING

Hatch to loft space x2, doors to:

MASTER BEDROOM

Front aspect window, double radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, fitted wardrobes and additional storage space.

BEDROOM THREE

Rear aspect double glazed window, double radiator.

BATHROOM

Side aspect frosted double glazed window, fully tiled flooring and walls, stand in shower cubicle, vanity unit incorporating wash hand basin, low level w/c, heated towel rail.

GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, storage shed, rear access.

COUNCIL TAX

London Borough of Harrow -
Band E - £2,794.40

N.B. WE RECOMMEND YOUR
SOLICITOR VERIFIES THIS
BEFORE EXCHANGE OF
CONTRACTS.

DISTANCE TO STATIONS

North Harrow (0.6 Mile) -
Metropolitan
Pinner (0.7 Mile) - Metropolitan




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>57</div>	89
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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