



29 SOUTHBOURNE CLOSE

PINNER, HA5 5BA

£2,250

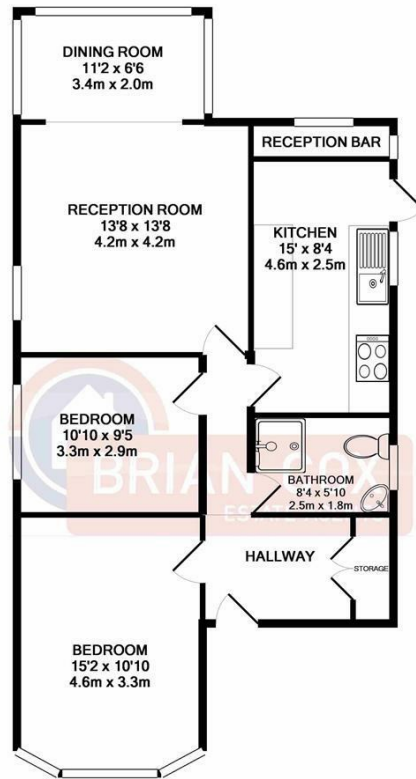
Brian Cox are delighted to present this beautifully maintained two-bedroom detached bungalow, ideally located in the desirable Pinner area.

This bright and spacious home benefits from an abundance of natural light throughout and boasts a generously sized, well-kept rear garden—perfect for entertaining or relaxing. Additional features include off-street parking for two vehicles at the front of the property.

Inside, the accommodation comprises two double bedrooms, a spacious lounge with an open-plan dining area/conservatory, a modern fitted kitchen, and a contemporary bathroom.

Conveniently situated within a short walk of Rayners Lane Station and a wide range of local shops, bars, and restaurants, the property offers excellent transport links and lifestyle amenities.





TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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