




Andrew Pearce
PINNER

RODNEY CLOSE, PINNER, HA5 1NS

£875,000



A substantial six bedroom semi detached family home, occupying a prime cul-de-sac location.

The property is set on a well established plot and features extended accommodation, providing an overall floor area 2496 sq. ft. including the garage.

The accommodation comprises: Entrance hallway, leading through to a front aspect living room, and a sitting room to the rear. Further off the hallway is a spacious dining / breakfast area, forming part of the rear addition. The large kitchen is situated to the rear and completing the ground floor is a utility room with an adjoining shower room and separate W.C.

To the first floor, the landing leads through to four generous double bedrooms, two single bedrooms and a shower room with separate W.C.

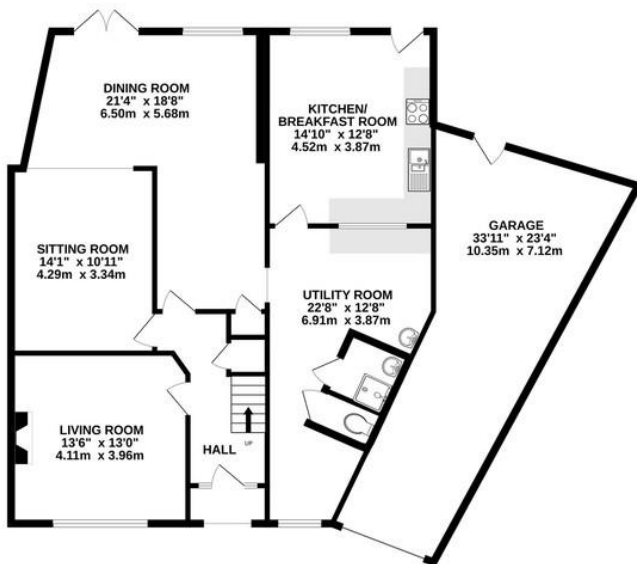
Outside, the private driveway to the front provides off street parking and access to the double length garage. To the rear the garden extends to approximately 120 ft. in length and 55 ft. in width at its widest point. The garden features a patio, a large expanse of lawn with a variety of shrubs, all set within fenced boundaries.

Overall, the property would benefit from general updating throughout and would appeal to potential buyers seeking a home that can be enhanced and improved to their own specifications. Rodney Close is a quiet cul-de-sac within walking distance of nearby schools including Pinner High and Cannon Lane.

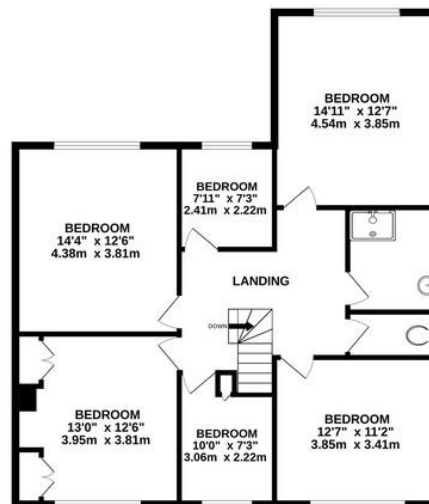
Shopping and transport facilities include Pinner's Metropolitan line station and the vibrant High Street with its charming bars and restaurants. Eastcote and Rayners Lane Met/ Picc line stations are also nearby. The Croft Park is just a short walk away, offering green open space for family activities.



GROUND FLOOR
1485 sq.ft. (137.9 sq.m.) approx.



1ST FLOOR
1011 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2496 sq.ft. (231.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



