



Andrew Pearce
PINNER

DOWNNS AVENUE, PINNER, MIDDLESEX, HA5 5AQ **£725,000**



This delightful detached bungalow presents a wealth of opportunities, whether as a family residence or an ideal choice for those scaling down.

Featuring three generous double bedrooms, the home is a haven for those who value modernity and a contemporary lifestyle. The exquisitely manicured garden offers a serene haven for leisure or hosting friends and family.

Nestled in a prime location on a quiet residential road, the home is conveniently located near highly-regarded schools and superb transport links.

The property comprises; welcoming hallway with doors to all rooms, including the conservatory which is accessible through the lounge and stretches across the rear of the property with views of and giving access to the rear garden.

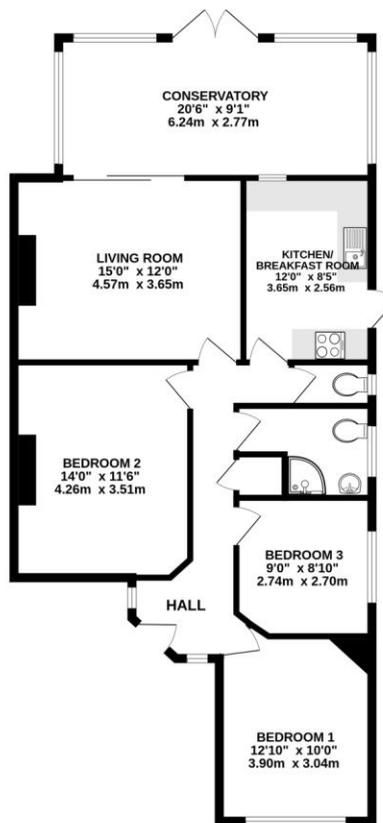
An attractive and low maintenance rear garden accessible from the property and side access leading to a block paved front garden providing potential off road parking for up to three cars.



Key Features:

- **Three spacious bedrooms**
- **Detached**
- **Potential to extend (STPP)**
- **Great location, very sought after.**
- **Low maintenance rear garden**
- **Two reception rooms**
- **Kitchen & bathroom in great condition**
- **Chain Free**
- **South-west facing garden**

GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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