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WEST END AVENUE, PINNER, MIDDLESEX, HA5 1BH



PRICE....£1,250,000....FREEHOLD

This beautifully presented Edwardian four-bedroom, two-bathroom double-fronted semi-detached residence (2,096 sq.ft / 194.7 sq.m) blends timeless period charm with high-quality modern finishes. Thoughtfully updated throughout, the home retains its original character while offering exceptional comfort and functionality for family living. Perfectly positioned in the heart of Pinner, it is just a short stroll from the village centre's array of shops, cafés, restaurants, and the Metropolitan Line Tube Station. The property also lies within the catchment area for highly regarded schools including West Lodge Primary, St John Fisher Catholic Primary, and Nower Hill High School. The ground floor accommodation includes a 10'10 ft study with a period cast iron fireplace and parquet flooring, a 15'7 ft front reception room with bay window and matching period fireplace, and a 17 ft family room - each space showcasing elegant parquet floors and original detailing, a 25'2 ft modern kitchen/diner is a standout feature, complete with built-in appliances, a Velux skylight, and bi-folding doors opening onto the garden. Additional ground floor amenities include a utility room and guest W/C. Upstairs, the 17'9 ft master bedroom features a bay window and built-in wardrobes, complemented by a 17'2 ft second bedroom with fitted storage, two further double bedrooms, a contemporary shower room, and a luxurious family bathroom. Externally, the property offers a private driveway with off-street parking for two vehicles, a well maintained rear garden of approximately 75 ft with a raised paved patio and landscaped lawn, and a detached 17 ft double garage with electric up-and-over door. Additional features include hard-wired Cat6 cabling throughout, a separate Sonos system in the kitchen and bathroom, underfloor heating in the kitchen/diner and bathrooms, a recently installed boiler. The home further benefits from approved planning permission (Ref: PL/2969/24) for a full width rear extension and a master suite in the loft.

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COUNCIL TAX

London Borough of Harrow - Band G - £3,993.10

LOCAL SCHOOLS

West Lodge Primary School - 0.2 Miles

Reddiford School - 0.22 Miles

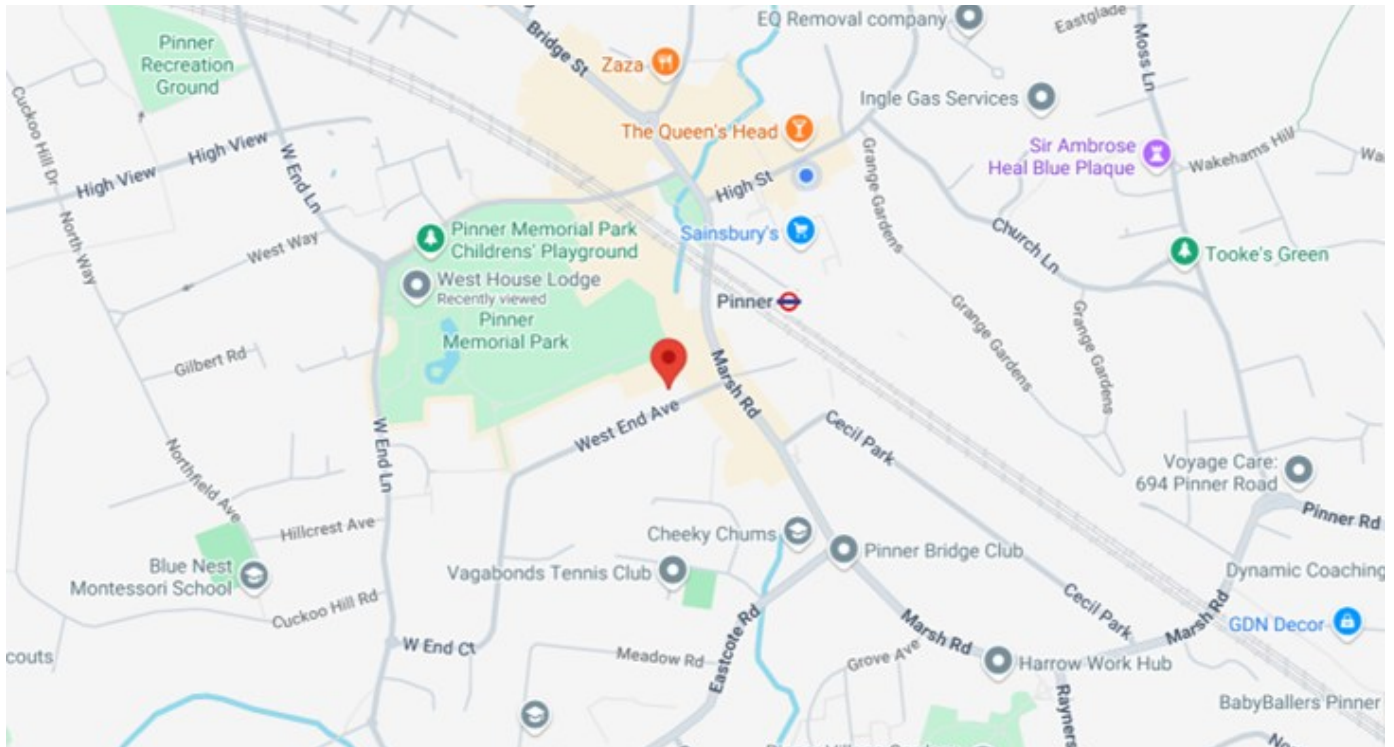
St John Fisher Catholic Primary School - 0.53 Miles

Nower Hill High School - 0.76 Miles

Pinner High School - 0.9 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.2 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

West End Avenue

Approximate Gross Internal Area

Ground Floor = 102.2 sq m / 1,100 sq ft

First Floor = 92.5 sq m / 996 sq ft

Garage = 25.0 sq m / 269 sq ft

Total = 219.7 sq m / 2,365 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.