



**Connells**

Tolcarne Drive  
Pinner



### Property Description

Connells are pleased to offer to the market this two bedroom maisonette.

A modern and delightfully spacious first floor maisonette briefly comprises of contemporary and spacious light filled lounge, modern fitted kitchen, two bedrooms and bathroom suite. The property also benefits from a private rear garden with ample street parking.

Tolcarne Drive is ideally situated moments away from Pinner Village shops, well regarded schools, restaurants and Metropolitan line station.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

### Entrance

Stairs to first floor

### Landing

### Reception Room

16' 6" x 10' 9" ( 5.03m x 3.28m )

### Kitchen

9' 3" x 11' 2" ( 2.82m x 3.40m )

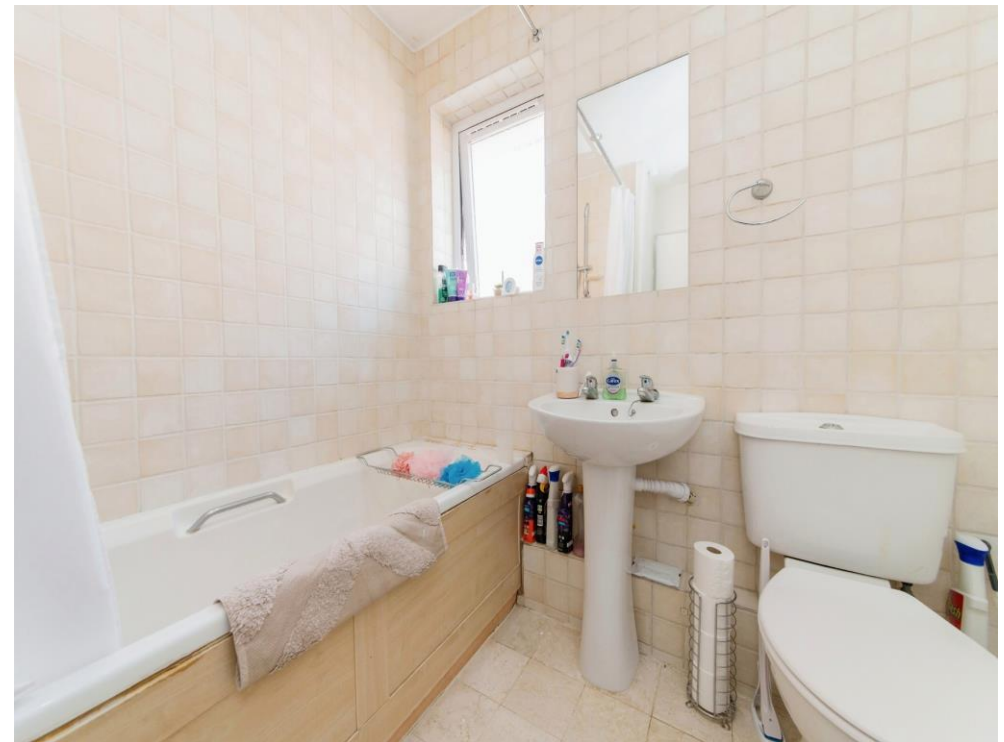
### Bathroom

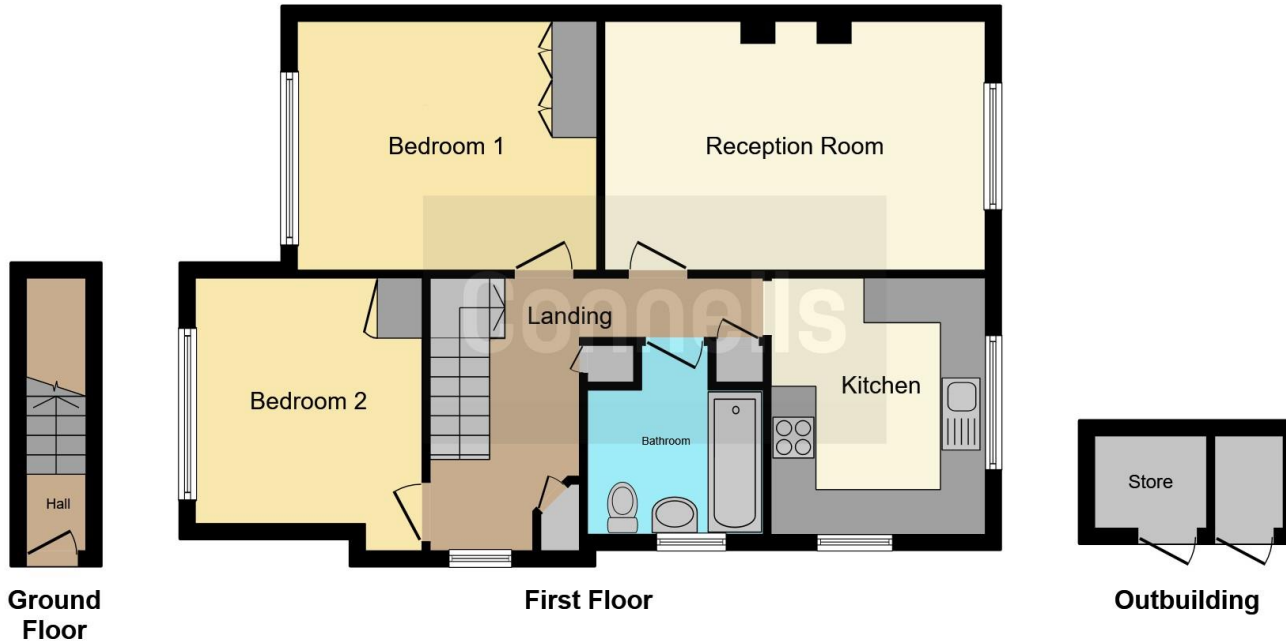
### Bedroom One

12' 9" x 10' 9" ( 3.89m x 3.28m )

### Bedroom Two

9' 9" x 11' 9" ( 2.97m x 3.58m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/HRW310802](http://connells.co.uk/Property/HRW310802)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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