



## 47 Capel Gardens, Pinner, HA5 5RF

\*\*\*FOR SALE VIA MODERN METHOD OF AUCTION, TERMS & CONDITIONS APPLY\*\*\* IDEAL FAMILY HOME OR INVESTMENT PROPERTY!

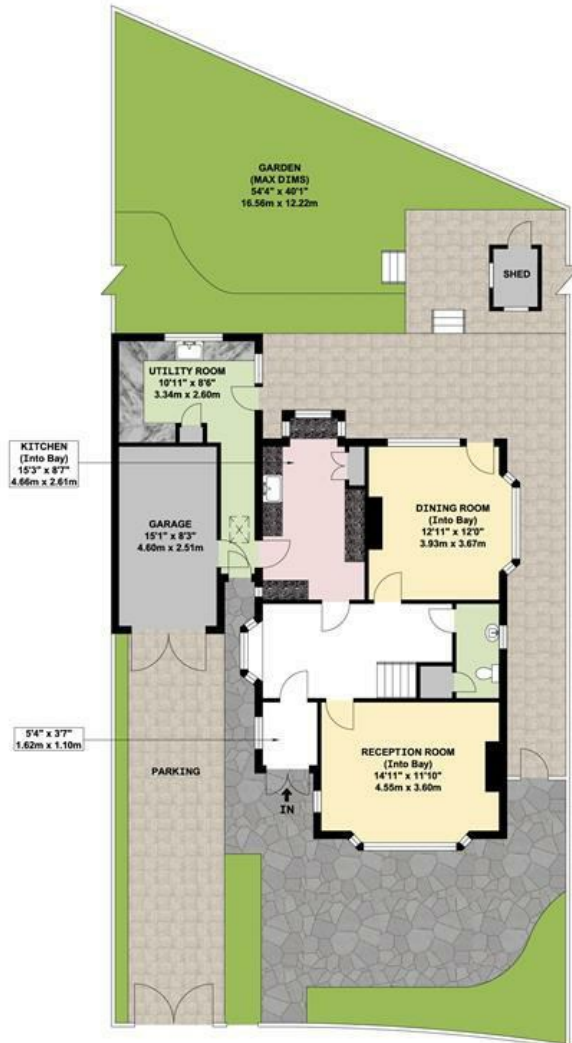
Welcome to this charming detached family home located in the heart of Pinner Village on Capel Gardens. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for a growing family or those who enjoy having guests over. Further benefits include a garage to side of property with private garden to the rear.

This house offers an excellent opportunity for modernisation and investment, allowing you to put your personal touch on it and potentially increase its value.

Situated in the heart of Pinner Village on one of the Village's most popular and convenient closes just footsteps from an array of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links as well as the Metropolitan Line from Pinner station providing links into the heart of Central London in around 25mins, Also within Nower Hill High School Catchment Area (Ofsted Outstanding)

**£699,950**

# CAPEL GARDENS PINNER HA5



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1248.61 SQ. FT / 116.00 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE UTILITY ROOM/THE GARAGE 1508.13 SQ. FT / 140.11 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. FLOOR PLANS ARE NOT DONE TO "SCALE".

| Energy Efficiency Rating                           |           |
|--|-----------|
| Current  | Potential |
| Very energy efficient - lower running costs        |           |
| (92 plus) <b>A</b>                                 | <b>81</b> |
| (81-91) <b>B</b>                                   |           |
| (69-80) <b>C</b>                                   |           |
| (55-68) <b>D</b>                                   |           |
| (39-54) <b>E</b>                                   |           |
| (21-38) <b>F</b>                                   |           |
| (1-20) <b>G</b>                                    |           |
| Not energy efficient - higher running costs        |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  | <b>81</b> |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |           |