



Catlins Lane, Pinner, HA5 2BX





gibsonhoney

NO UPPER CHAIN. A well presented and extended three bedroom semi-detached home set in this most sought after road in Pinner. Situated in a highly convenient location, this 1950s family home briefly comprises: Three good size bedrooms, large living room leading to a separate dining room, spacious kitchen breakfast room, utility room and bathroom suite with separate wc. The property benefits include: Double glazing, gas central heating, downstairs cloakroom, garage via own drive, off street parking and well kept rear garden. This family home has been beautifully maintained by the current owners and is ideally located for highly regarded local schools, shops as well as transport amenities including several bus routes and Pinner and Northwood Hills' Metropolitan Line stations, providing direct access into Central London and beyond.



ENTRANCE HALL

Front aspect double glazed frosted windows, front aspect double glazed frosted door, stairs to first floor landing, under stair storage housing meters, radiator, doors to:

LIVING ROOM

Front aspect double glazed bay window, feature fireplace, coved ceiling, radiator, double doors to:

DINING ROOM

Rear aspect double glazed window, rear aspect double glazed door to rear garden, parquet flooring, mahogany flooring, under floor heating, coved ceiling, leading to:

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, kamdean flooring, part tiled walls, radiator, a range of base and eye level units, stainless steel sink with drainer, gas hob with four rings and Neff extractor hood, integrated double oven, storage cupboard, space for fridge freezer, door to:

UTILITY ROOM

Rear aspect double glazed window, rear aspect double glazed door to rear garden, kamdean flooring, radiator, base and eye level unit, space for washing machine, door to:

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, kamdean flooring, vanity unit incorporating wash hand basin, low level wc, radiator, door to:

GARAGE

Up and over door, wall mounted boiler, power and lighting.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed window, radiator, a range of built in wardrobes, downlighting.

BEDROOM TWO

Rear aspect double glazed bay window, double radiator, a range of built in wardrobes, coved ceiling.

BEDROOM THREE

Front aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, wall mounted wash hand basin, panel enclosed bath with power shower attachment, part tiled walls, radiator, cupboard housing tanks.

SEPARATE WC

Rear aspect double glazed frosted window, low level wc, part tiled walls, radiator.

FRONT

Off street parking for multiple vehicles.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,542.88

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Northwood Hills (0.6 Miles) - Metropolitan
Metropolitan
Pinner (0.8 Miles) - Metropolitan



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



gibsonhoney



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.