



Joel Street, Pinner, HA5 2PJ



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We are proud to present to the market this stunning three/four bedroom semi-detached home nestled in a highly sought-after location just moments away from Eastcote Cricket Club and the serene Eastcote House Gardens. Enjoy the beauty of woodlands and the River Pinn at your doorstep. The property briefly comprises; Entrance hallway adorned with solid oak flooring, a spacious kitchen/breakfast room, two inviting reception rooms, and a versatile downstairs study/bedroom with access to a convenient shower room. Step outside to discover a landscaped rear garden that's sure to captivate you with year-round entertainment featuring a fully fitted Summerhouse boasting an office and bar. Upstairs offers three well-appointed double bedrooms and a modern family bathroom suite.

Conveniently situated on a popular road, this home offers easy access to local amenities, schools, and excellent transport links, making it ideal for families. With Harlyn Primary and Haydon Secondary within walking distance, parks, playgrounds, and recreational facilities nearby, there's something for everyone. Commuters will appreciate the nearby Metropolitan and Piccadilly lines at Northwood Hills, Pinner, and Eastcote stations, along with numerous local bus routes.



ENTRANCE PORCH

Door to Entrance hall, tiled floor, space for shoe rack

ENTRANCE HALL

Under stairs storage cupboard, solid oak wood flooring, radiator, stairs to landing, downlights, fitted alarm system.

LIVING ROOM

Front aspect double glazed window, solid oak flooring, gas fireplace, cove ceiling

OFFICE/BEDROOM

Front aspect double glazed window, solid oak flooring, cove ceiling

FAMILY ROOM

Rear aspect patio doors to garden, solid oak flooring, feature fireplace

SHOWER ROOM

Low level WC, extractor fan, tiled flooring, shower cubicle, vanity sink unit, heated towel radiator

KITCHEN/DINING ROOM

Rear aspect double glazed window, cupboard housing combi boiler, range of eye and base level units, one and a half bowl with mixer tap, four gas hob rings with extractor fan over, two built-in ovens, tiled flooring, plumbed for washing machine, space tumble dryer, storage cupboard, downlights

LANDING

Boarded and insulated, loft access

BEDROOM ONE

Front aspect double glazed window, radiator, cove ceiling

BEDROOM TWO

Rear aspect double glazed window, radiator, cove ceiling

BEDROOM THREE

Rear aspect double glazed window, radiator, cove ceiling

BATHROOM

Side aspect double glazed window,

freestanding bath with shower over, low level WC, tiled floor and walls, wall mounted sink, heated towel radiator, extractor fan, downlights

REAR GARDEN

Large patio, lawn area with pathway leading to the summer house, side and rear access.

TIMBER SUMMER HOUSE

Front aspect door and windows, power and heating

FRONT GARDEN

Pathway leading to the front door, lawn area, off street parking

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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

DISTANCE TO STATIONS

Northwood Hills (0.6 Miles) - Metropolitan



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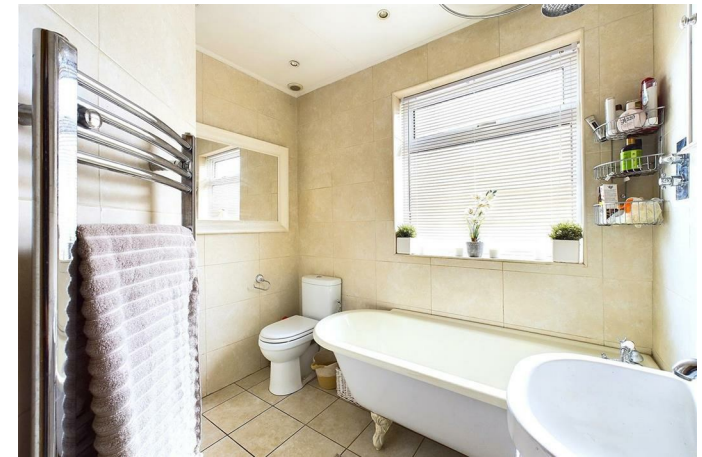
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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