

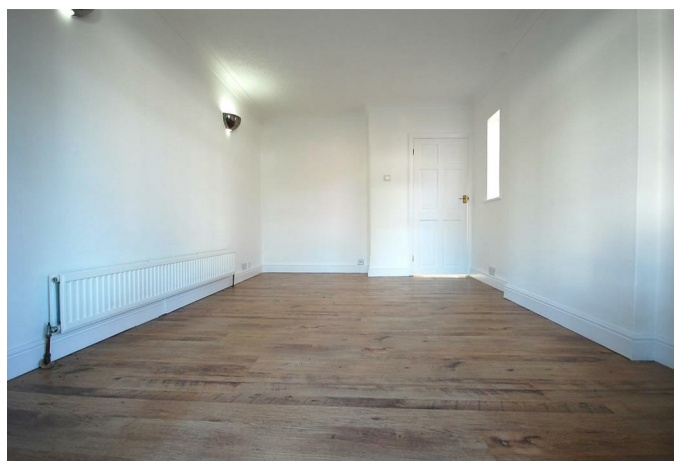


Lyndhurst Avenue, Pinner, HA5 3XA



gibsonhoney

NO UPPER CHAIN. We are delighted to present to the market this three bedroom, two bathroom, DETACHED home in this popular tree lined road in Pinner. Offering two spacious reception rooms, this property briefly comprises: Three good size bedrooms, family bathroom, shower room, large open plan kitchen/diner and gas central heating. Other benefits include utility room, off street parking, private rear garden and garage. This property is ideally situated for both Pinner and Northwood Hills extensive High Streets which offer a good range of restaurants, local shops, bus routes and rail links(Metropolitan). The M25, M1 and A40 are within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE PORCH

Dual aspect windows, front aspect door through to:

## RECEPTION ROOM

Side aspect frosted window, radiator. through to:

## INNER HALL

Side aspect double glazed frosted window, radiator with decorative cover, stairs to first floor landing.

## KITCHEN

Rear aspect double glazed door to rear garden, side aspect window, radiator, rangemaster oven with extractor hood, integrated dishwasher, range of base and eye level units, stainless steel sink and drainer.

## LOUNGE

Dual aspect windows, radiator.

## UTILITY ROOM

Side aspect window, stainless steel sink and drainer, range of base and eye level units, spaces for appliances, storage cupboard.

## SHOWER ROOM

Side aspect double glazed frosted window, stand in shower cubicle, low level wc, pedestal wash hand basin, down lighting, heated towel rail.

## LANDING

Hatch to loft space, cupboard housing wall mounted combination boiler, storage cupboard.

## BEDROOM ONE

Front aspect window, radiator.

## BEDROOM TWO

Dual aspect windows, radiator, built in cupboard.

## BEDROOM THREE

Front aspect window, radiator.

## BATHROOM

Dual aspect frosted windows, radiator, panel enclosed bath with wall mounted shower, pedestal wash hand basin, low level wc.

## FRONT

Off street parking.

## REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, storage garage, side access.

## COUNCIL TAX

London Borough of Harrow - Band D - £2,286.32

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

## DISTANCE TO STATIONS

Northwood Hills - (0.5 Miles)

Pinner - (1.2 Miles)

Northwood - (1.3 Miles)



92 High Street, Ruislip, Middlesex, HA4 8LS

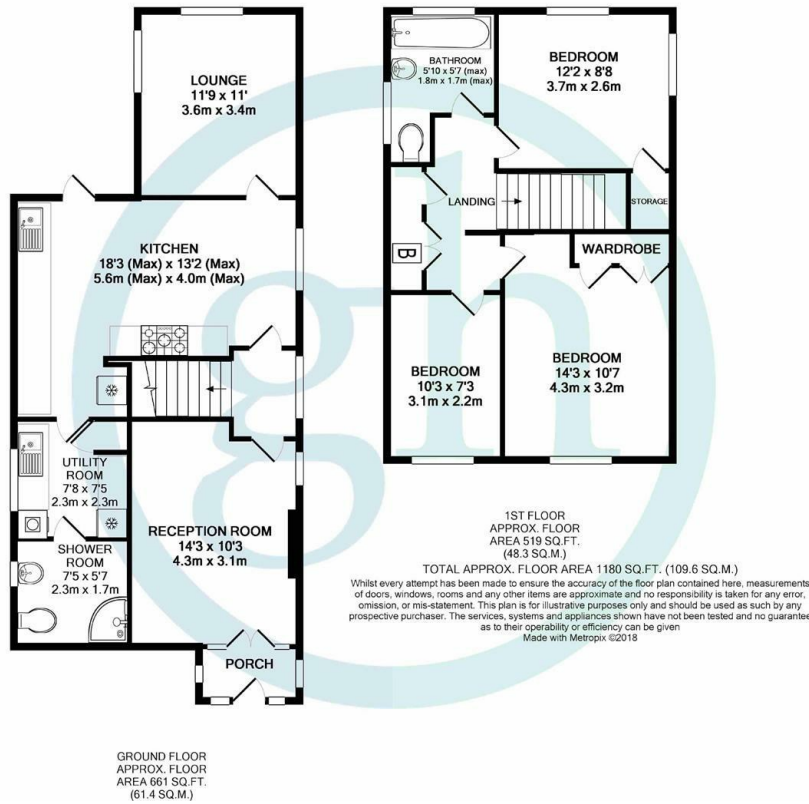
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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