



Beatrice Close, Pinner, HA5 2QB  
£485,000





NO UPPER CHAIN. A well presented four bedroom, three bathroom mid terraced house situated in this popular cul-de-sac location. This bright and spacious home briefly comprises: living room, separate dining room and modern fitted kitchen. The property benefits include: Off street parking, rear garden, double glazing and gas central heating. Set in this convenient location just a short walk to local shops and restaurants. 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 HALL

Front aspect door, side aspect double glazed window, doors to:

## HALLWAY

Radiator, stairs to first floor landing, doors to:

## LIVING ROOM

Rear aspect double glazed doors to rear garden, radiator.

## DINING ROOM

Rear aspect sliding doors to rear garden, radiator.

## KITCHEN

Front aspect double glazed window, stainless steel sink and drainer, range of base and eye level units, electric hob and oven with extractor hood over, space for fridge freezer, space for washing machine.

## BEDROOM FOUR

Front aspect double glazed window, radiator, built in cupboard, door to:

## EN SUITE SHOWER ROOM

Stand in shower cubicle, extractor fan, heated towel rail, vanity unit incorporating wash hand basin, low level wc.

## LANDING

Front aspect double glazed window, hatch to loft space, doors to:

## BEDROOM ONE

Rear aspect double glazed window, radiator.

## BEDROOM TWO

Rear aspect double glazed window, radiator.

## BEDROOM THREE

Rear aspect double glazed window, radiator.

## SHOWER ROOM

Rear aspect double glazed frosted window, pedestal wash hand basin, low level wc, heated towel rail.

## 2nd SHOWER ROOM

Rear aspect double glazed frosted window, low level wc, heated towel rail, stand in shower cubicle, vanity unit incorporating wash hand basin.

## FRONT

Off street parking for one vehicle.

## REAR GARDEN

Patio area, mainly laid to lawn.

## COUNCIL TAX

London Borough of Hillingdon - Band D - £1,863.91

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

## DISTANCE TO STATIONS

Northwood Hills - 0.6 Miles - Metropolitan.



92 High Street, Ruislip, Middlesex, HA4 8LS

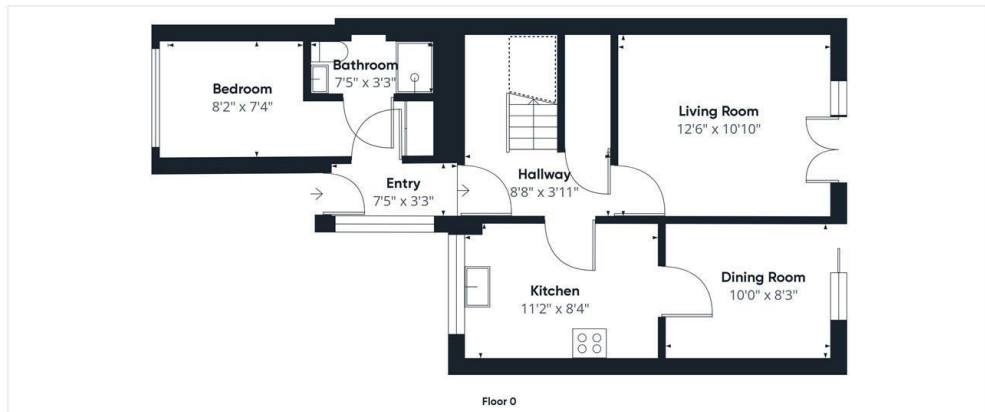
T: 01895 677766

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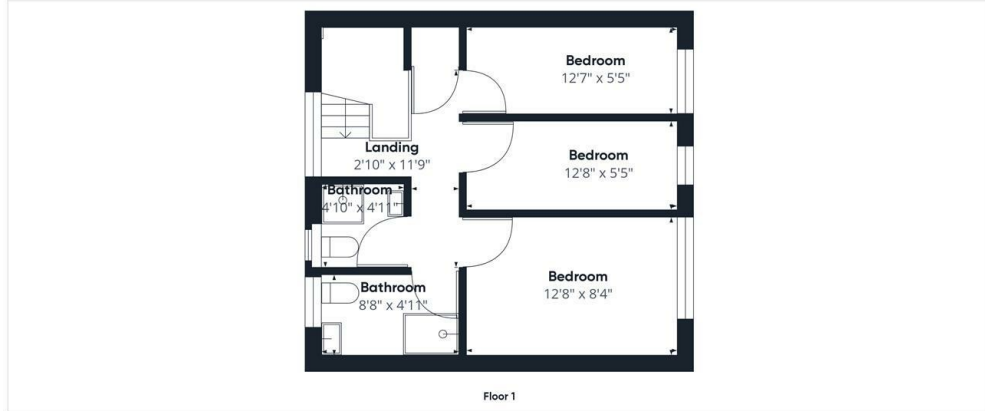
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
928.37 ft<sup>2</sup>

Reduced headroom  
16.57 ft<sup>2</sup>

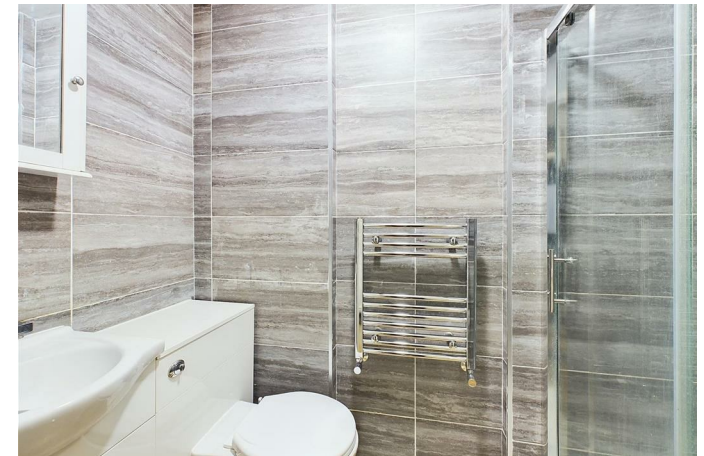
(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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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