



Fore Street, Pinner, HA52JF

We are pleased to present to the market this deceptively spacious and light filled detached home. With plenty of potential to extend subject to the usual planning constraints, the property briefly comprises: larger than average living/dining room, modern fitted kitchen, master bedroom with en suite shower room, two further DOUBLE bedrooms and a modern family bathroom suite. The property benefits include: downstairs wc, good size entrance hall, secluded rear garden, garage via own drive, side access, double glazing and gas central heating. Superbly located between Old Eastcote, Pinner Village and Ruislip High Street and their variety of shops, including Waitrose Supermarket and numerous restaurants, pizza outlets and coffee bars. The Metropolitan/Piccadilly line station based at both Eastcote and Ruislip offers swift and regular connections to Baker Street and the City whilst for families there are a number of highly regarded schools in the area. The property is also located within walking distance from local parks, woodland trails and Highgrove Leisure Centre.



ENTRANCE HALL

Side aspect entrance door, side aspect double glazed window, coved ceiling, double radiator, parquet wood flooring, doors to:

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, tiled floors and part tiled walls, low level wc, vanity unit incorporating wash hand basin, heated towel rail.

LIVING/DINING ROOM

Rear aspect double glazed bay window, parquet wood flooring, coved ceiling, feature fire place, double radiator, rear aspect double glazed doors leading to rear garden.

KITCHEN

Front aspect double glazed leaded light window, a range of base and eye level units, coved ceiling, laminate effect flooring,

part tiled walls, stainless steel one and a half sink with drainer, five ring gas hob and extractor hood, integral dishwasher and double oven, American style large Bosch fridge freezer, door to:

GARAGE

Gas and electric meters, power and lighting.

FIRST FLOOR LANDING

Side aspect double glazed leaded light window, hatch to loft space (part-boarded, light, pull down ladder), doors to:

BEDROOM ONE

Front aspect double glazed leaded light window, fitted cupboards, radiator, coved ceiling, doors to:

ENSUITE

Front aspect double glazed leaded light window, down lighting, corner shower cubicle, vanity unit incorporating wash hand basin, low level wc, heated towel rail, tiled floors and walls, extractor fan.

BEDROOM TWO

Rear aspect double glazed window, fitted cupboards, cupboard housing immersion tank, radiator, coved ceiling,

BEDROOM THREE

Rear aspect double glazed window, radiator, coved ceiling.

BATHROOM

Panel enclosed bath with rainfall shower head, tiled floor and walls, low level wc, vanity unit incorporating wash hand basin, down lighting, heated towel rail, extractor fan.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, patio area.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

DISTANCE TO STATIONS

Ruislip Manor (0.9 Miles) - Metropolitan/Piccadilly
Eastcote Station (0.9 Miles) - Central/Chiltern Railways
Northwood Hills (1.0 Mile) - Metropolitan

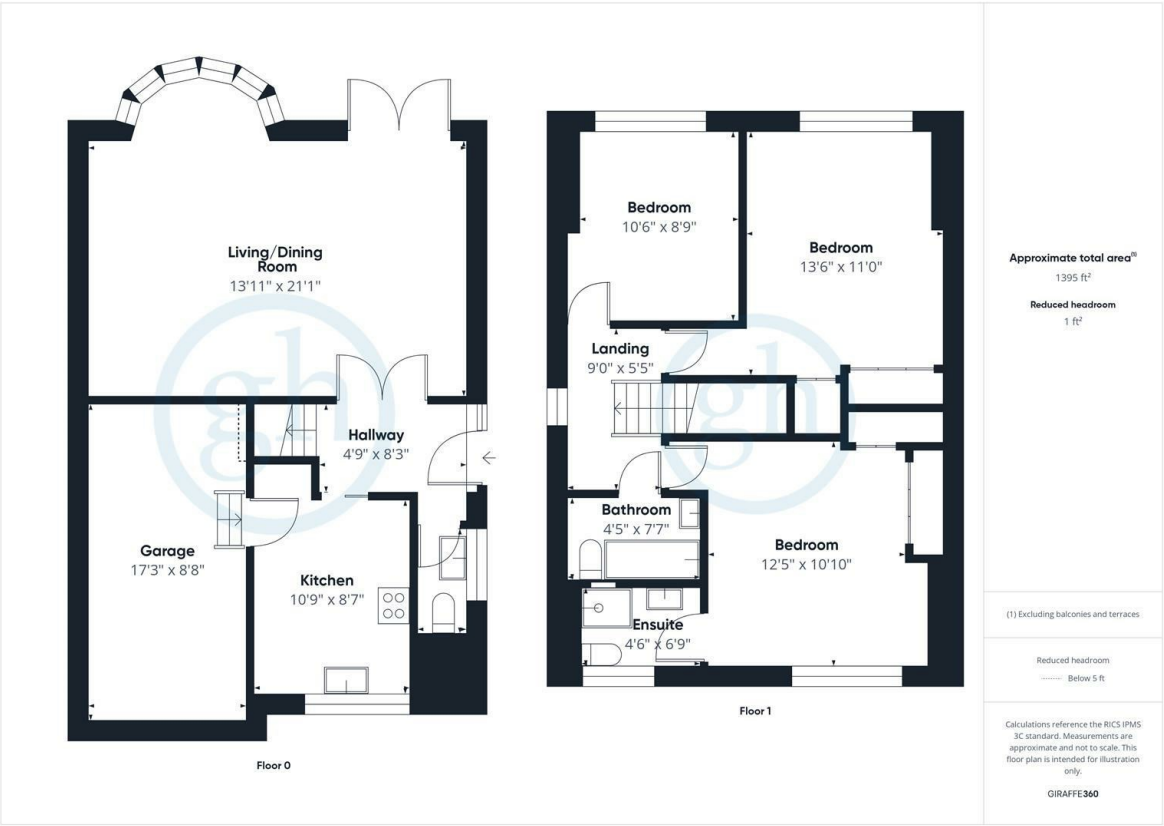


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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