



120 Pinner Road, WD19 4EH
£385,000 Freehold



A MID TERRACE COTTAGE WITH A LARGE GARDEN AND OFFERING SPACIOUS ACCOMMODATION COMPRISING, LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS AND AND A BATHROOM OFF LANDING, TOGETHER WITH GAS CENTRAL HEATING AND DOUBLE GLAZING. Situated in a residential location with a few minutes walk to Bushey Station (Euston Line), local shops, schools and Attenborough Fields. INTERNAL VIEWING RECOMMENDED.

- Lounge/dining room
- Bathroom off landing
- Double glazing
- Kitchen, two bedrooms
- Gas central heating
- Garden

GROUND FLOOR

Hardwood entrance door with etched glass leaded light window.

LOUNGE/DINING ROOM

25' 0" x 11'0"



Feature open brick fireplace, with wooden mantel over, staircase to first floor, under stairs storage cupboards, wooden flooring, double glazed window to front, double glazed french doors to garden. Opening to Kitchen.

LOUNGE/DINING VIEW



LOUNGE



DINING ROOM



KITCHEN

9' 0" x 5' 0"



Comprising butler sink unit with wooden work top surfaces, range of wall and base units, space for washing machine, integrated fridge, four ring gas hob, oven below, wall mounted gas boiler, tiled walls and floor, double glazed window to side.

FIRST FLOOR

Landing, access to loft space, built in cupboard.

BEDROOM ONE

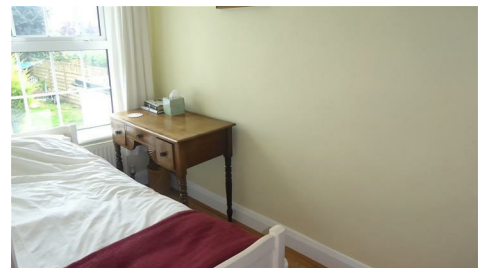
12'0" x 10'8"



Stripped wooden floorboards, double glazed window to front.

BEDROOM TWO

12'0" x 5'0"



Wood laminate flooring, double glazed window to rear.

BATHROOM

9'0" x 6'0"



White suite comprising panelled bath with separate shower over, shower screen, low level w.c, pedestal wash hand basin, part tiled walls, inset spotlights, towel rail radiator, frosted double glazed window to side.

OUTSIDE



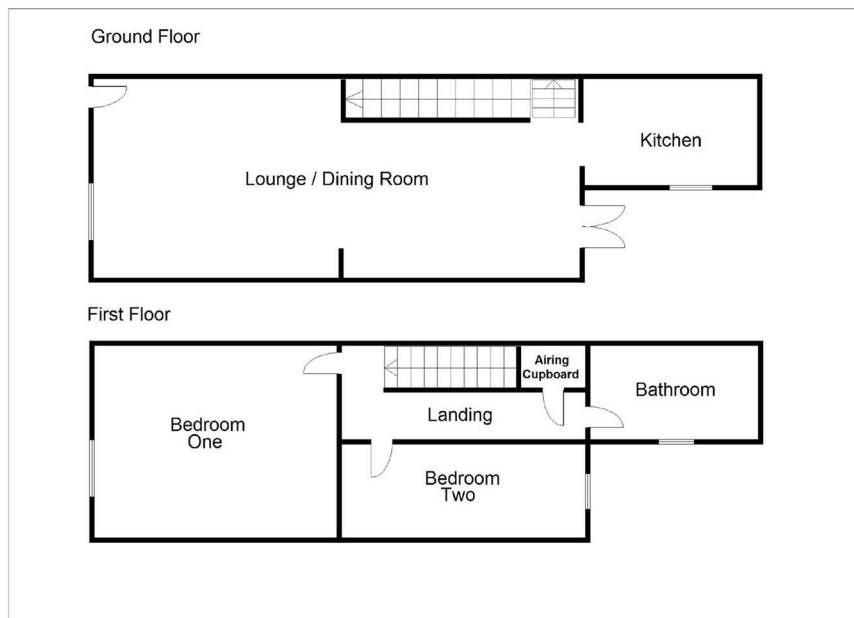
Rear garden extends to approx 110ft, paved patio area, lawn, outhouse with power, additional garden shed. outside water tap, pedestrian right of way.

ENERGY EFFICIENCY RATING

D

COUNCIL TAX BAND

D



FLOOR PLAN
Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.
Property Misrepresentation Act 1991
Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.
Money Laundering Act 2003.
Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.