



LAWRENCE RAND

Wentworth Drive, Pinner

In Excess of **£625,000**

Key Features:

- Stunning three bedroom semi detached house
- Set over three floors
- Open plan kitchen/lounge/diner
- Master bedroom with ensuite shower
- Well maintained garden
- Master & Second bedroom with bespoke fitted wardrobes
- Guest WC
- Sought after location

This exceptional three-bedroom semi-detached house, situated over three floors in a sought-after location has been tastefully designed to a high standard throughout. The open plan kitchen, lounge, and diner, perfect for entertaining guests or spending quality time with family. The modern kitchen is equipped with sleek appliances and ample storage space, making meal preparations a delight.

The property boasts a spacious master bedroom located on the second floor boasting bespoke fitted wardrobes and storage, an an ensuite shower, providing a private sanctuary to relax and unwind after a long day. The second bedroom is equally as impressive, featuring bespoke fitted wardrobes for all your storage needs. Additionally, a convenient guest WC adds to the comfort and convenience of this beautiful home.

Outside, the well-maintained garden offers a serene retreat with a decked rea and an Astro turfed area making it easy to maintain.





Location:

Wentworth Drive is conveniently positioned in a family residential location, within a few minutes' walk of Coteford Primary School, Haydon Secondary School and Northwood Hills Station on the Metropolitan line is within walking distance. Also close proximity to Eastcote high street and its array of shops and transport links.

Verified Material Information:

Local authority: Hillingdon

Council tax band: D

Council tax annual charge: £1863.91

EPC Rating: B

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Wentworth Drive, Pinner, HA5

Approximate Area = 1027 sq ft / 95.4 sq m

Limited Use Area(s) = 112 sq ft / 10.4 sq m

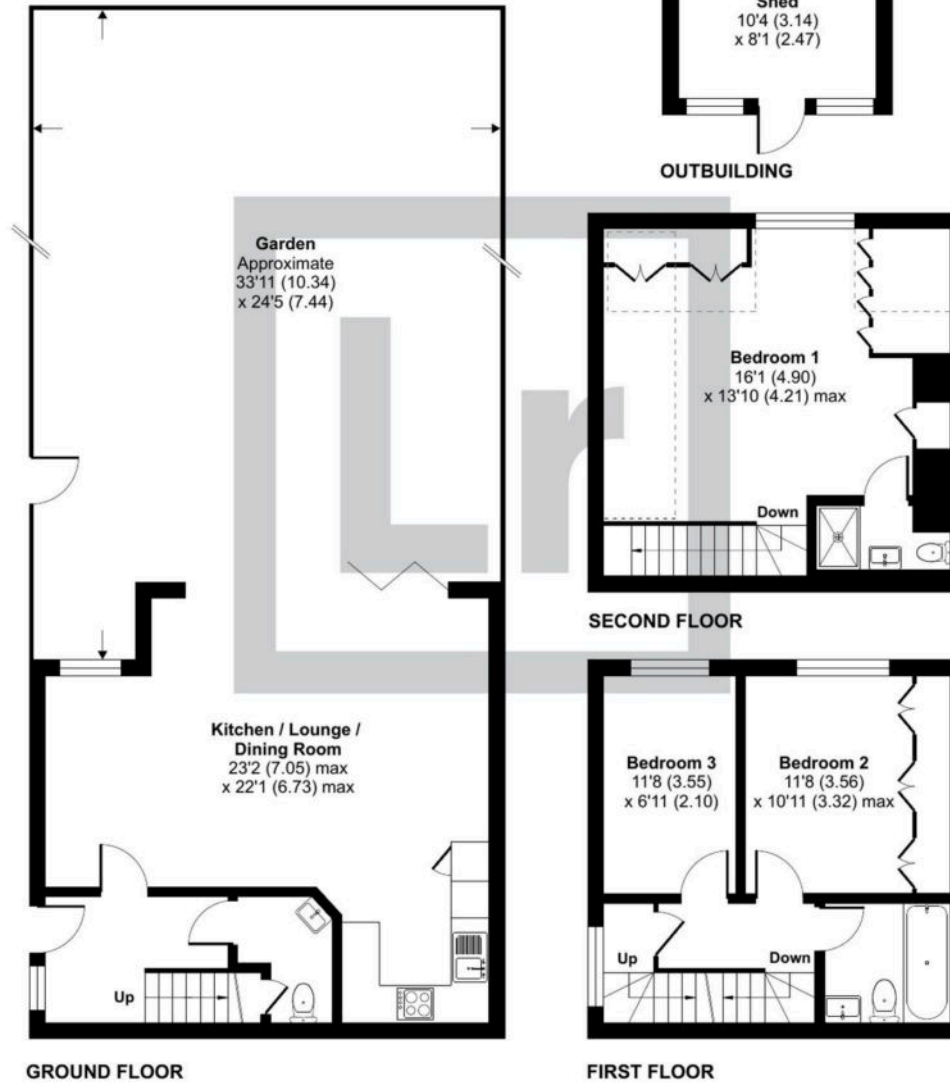
Outbuilding = 83 sq ft / 7.7 sq m

Total = 1222 sq ft / 113.5 sq m

For identification only - Not to scale



Denotes restricted
head height





Lawrence Rand

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