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**ROBERTSON
PHILLIPS**
Estate Agents



Melrose Road, Pinner

£665,000



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Attractive Three Bedroom 1920's built semi detached property situated within walking distance of Pinner Village which offers a selection of local shops, restaurants, Metropolitan Underground station and John Fisher Primary School and Nower Hill catchments.

Comprising sitting room, dining room and fitted kitchen. Upstairs are three bedrooms and bathroom/wc. The property offers a delightful 150' rear garden. Attractively decorated throughout with recently updated heating system and ample scope to extend. (stpp)

There is No Upper Chain.



Porch

Front door to:
Entrance Hall

Sitting Room 13' 8" x 11' 6" (4.16m x 3.50m)
Bay window to front and feature fireplace with tiled inserts.

Dining Room 12' 2" x 11' 6" (3.71m x 3.50m)
Double glazed double doors to garden, fireplace and door to:

Kitchen 8' 8" x 8' 8" (2.64m x 2.64m)
Double glazed window to side, range of fitted units with inset sink, gas hob, oven and plumbing for washing machine, storage cupboard, obscure double glazed window to rear. Door to garden.



Landing

Storage cupboard and loft access, including boiler.

Bedroom One 14' 8" x 13' 5" (4.47m x 4.09m)

Bay window to front.

Bedroom Two 12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to rear.

Bedroom Three 9' 1" x 6' 5" (2.77m x 1.95m)

Double glazed window to rear.

Bathroom

Obscure double glazed window to side. Bath, pedestal wash hand basin, low level wc and fully

tiled walls.

Garden Approx 150' 0" (45.69m)

Very generous garden with patio area, storage cupboard and gardeners wc.

Council Tax Band: E

EPC Rating: D

Tenure: Freehold



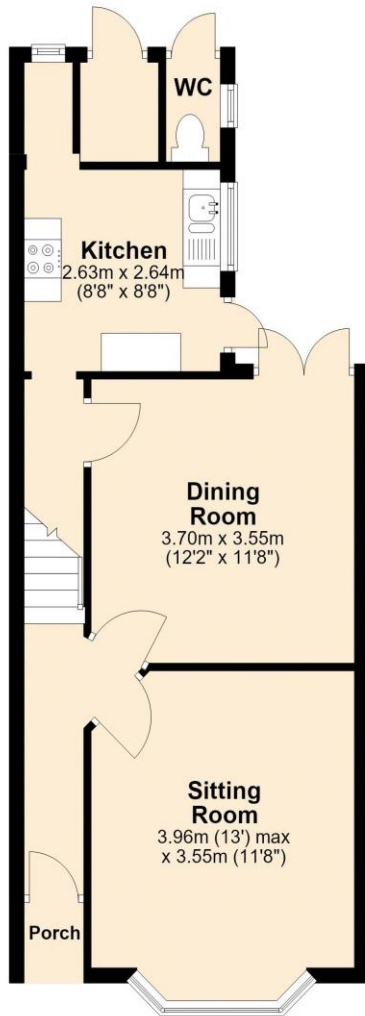
KEY FEATURES:

3 Bedrooms • 2 Receptions • 150' Garden • Walk to Pinner Village •

Scope to extend (stpp) • No Upper Chain

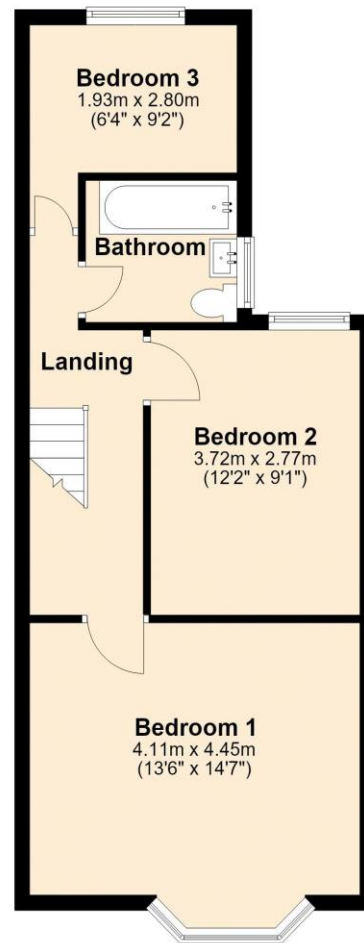
Ground Floor

Approx. 45.1 sq. metres (485.1 sq. feet)

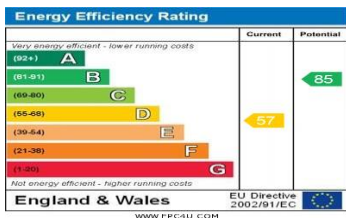


First Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



Total area: approx. 90.2 sq. metres (971.4 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.