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LYNCROFT AVENUE, PINNER, MIDDLESEX, HA5 1JU



PRICE....£839,950....FREEHOLD

This bright and well presented extended three bedroom semi detached family house (122.4 sq.m/1,317 sq.ft), is set within the school catchment areas of West Lodge Primary School, Cannon Lane Primary School, Nower Hill High School and Pinner High School. Pinner Town Centre is also within easy reach with its array of shops, restaurants, coffee houses, supermarkets and Pinner Metropolitan Line Tube Station. The accommodation on the ground floor comprises of an entrance porch leading to own front door, entrance hall, 15ft dining room with original stripped wooden floor, feature fireplace and a bay window, 15'1ft rear reception room with original stripped wooden flooring, feature fireplace and sliding door to the garden, 20ft luxury fitted modern kitchen/breakfast room with Quartz worktops and integrated appliances, 9'10ft utility room and guest WC. On the first floor there is a 15'6ft master bedroom with a bay window and fitted Sharps wardrobes, 11'7ft bedroom two with fitted wardrobes, a further 7'10ft single bedroom three, modern bathroom with separate WC and cupboard housing the boiler and Megaflo tank. Outside there is a 17'3ft garage own drive with off street parking for one to two cars and a 45ft south west backing rear garden with a paved patio area and a decked sun patio leading to lawn with mature shrub and flower borders.

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COUNCIL TAX

London Borough of Harrow - Band E - £3,069.09

LOCAL SCHOOLS

Cannon Lane Primary School - 0.43 Miles

West Lodge Primary School - 0.45 Miles

Pinner High School - 0.51 Miles

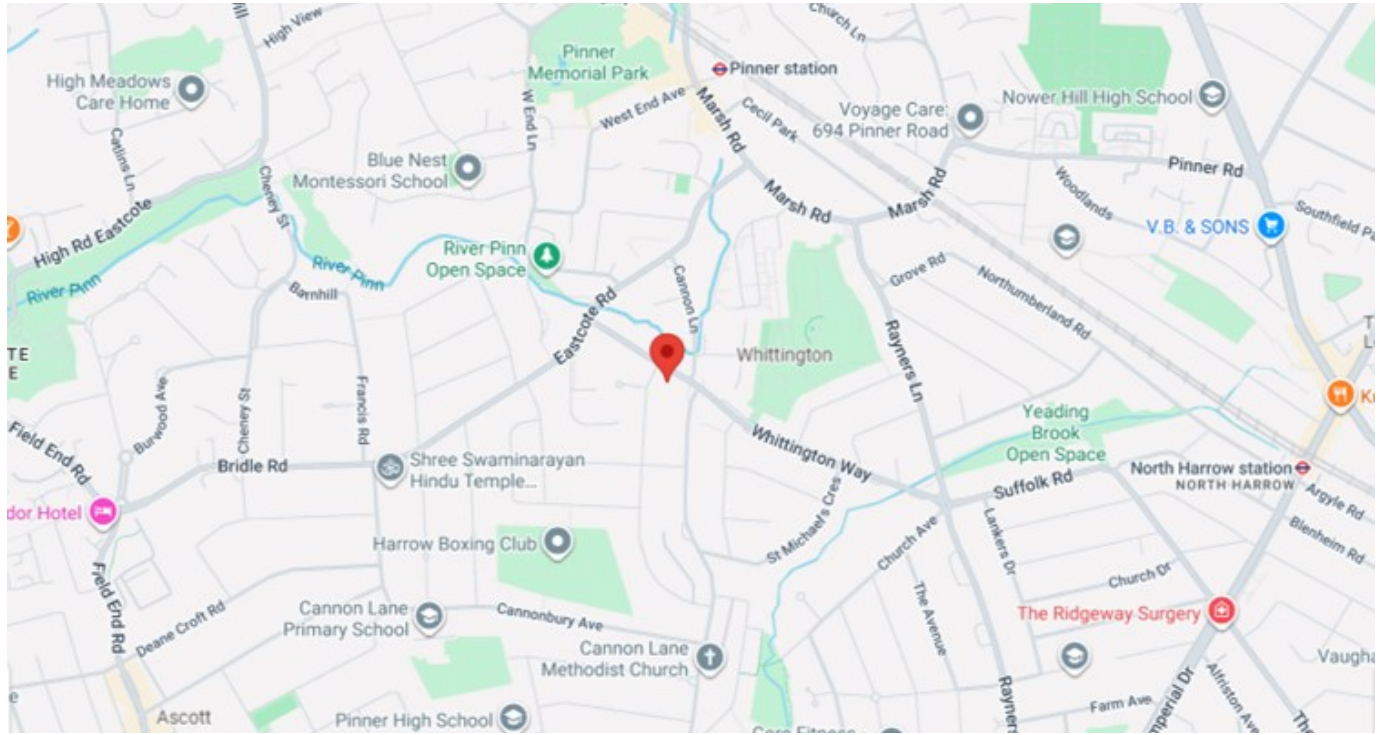
Nower Hill High School - 0.83 Miles

LOCAL TRANSPORT

Pinner (Metropolitan Line) - 0.6 Miles

North Harrow Station (Metropolitan Line) - 1.1 Miles

Eastcote (Metropolitan/Piccadilly Line) - 1.3 Miles



Lyncroft Avenue

Approximate Gross Internal Area

Ground Floor = 77.7 sq m / 836 sq ft

First Floor = 44.7 sq m / 481 sq ft

Total = 122.4 sq m / 1,317 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.