

# Westbury Lodge Close

Pinner • • HA5 3FG  
Asking Price: £825,000



coopers  
est 1986

# Westbury Lodge Close

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A newly refurbished, modern and contemporary four-bedroom, two-bathroom family townhouse arranged over three levels.

The property benefits from a large open-plan kitchen/dining area on the ground floor, a living room and bedroom on the first floor, and three further bedrooms and two bathrooms on the upper floor. There are also two allocated parking spaces.

Westbury Lodge Close is just a short stroll from Pinner High Street and the Metropolitan Line station. Perfect for families, the property falls within the catchment area for West Lodge Primary School and is only moments from Pinner Memorial Park.

End of Terrace Townhouse

Four Bedrooms

Pinner Village Location

Two Bathrooms

Quiet Cul De Sac

Excellent Condition Throughout

Open Plan Kitchen / Living

West Lodge Primary 0.2 miles Away

Two Allocated Parking Spaces

Approx Area: 1515 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

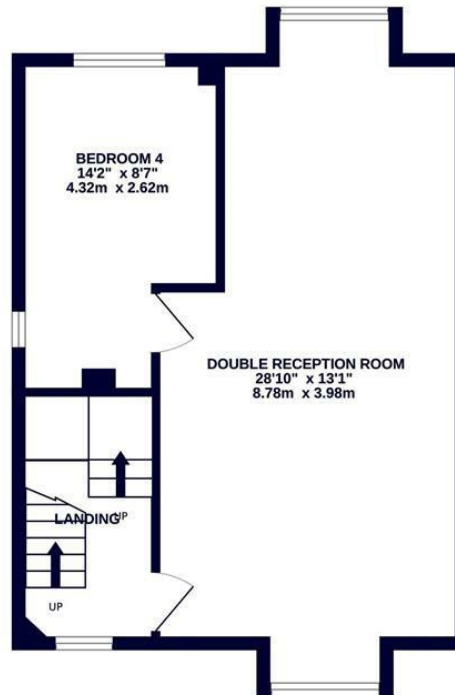




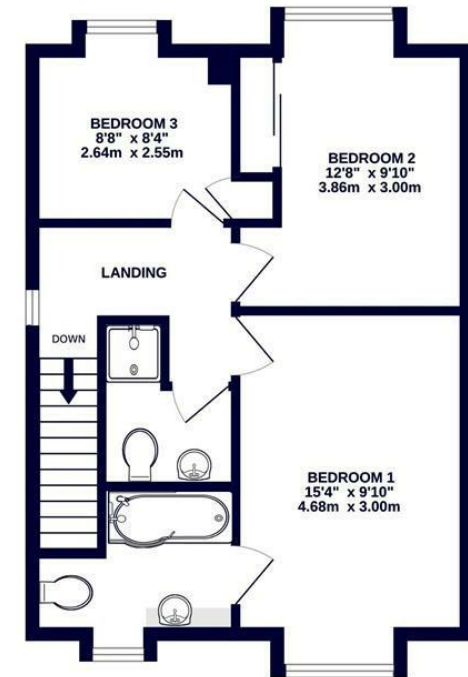
GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



2ND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	72	73
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales  
EPC Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.