

Ivy Close

Pinner • Middlesex • HA5 1PU

Guide Price: £800,000



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Full of character, charm and generous living areas, this superb three bedroom semi-detached residence will impress those seeking space, the potential to further enhance (STPP) and a convenient address. The ground floor offers an abundance of space with a welcoming hallway providing direct access to all of the ground floor living areas. To the front aspect, a 14ft lounge awaits. Home to a feature fireplace and a large window allowing for a mass of natural light this makes for the perfect space to entertain. The fitted kitchen offers ample worktop space, kitchen units, space for integrated appliances and direct access to the rear garden via a single door. The ground floor is completed by a second reception room which offers superb views of the rear garden.

Semi-detached residence

Three bedrooms

14ft living room

Spacious master bedroom

Separate dining room

Functioning kitchen/diner

Off street parking

100ft rear garden

Chain free

1103 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.





Directions

From our Pinner office on Bridge Street, head towards Marsh Road and at the first roundabout take the second exit onto Eastcote Road. Proceed for 0.20 miles before turning left onto Cannon Lane and continue straight. At the traffic lights, bare right onto Eastern Avenue and Ivy Close can be located a short distance down on the right hand side.

Situation

Ivy Close is situated in a sought-after, family friendly location just moments from both Pinner and Eastcote High Street which benefit from an array of highly regarded restaurants, shops, cafes and bars. The Metropolitan/Piccadilly line station based at both Eastcote and Pinner offers swift and regular connections to Baker Street and the City. There are a number of highly regarded schools in the area including Cannon Lane, Bishop Ramsey and Haydon. For the motorist, the A40/M25 is a short drive away providing access to London and the Home Counties.

Description

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Outside

To the front of the house is a small lawned garden area and a driveway creating off street parking alongside a detached garage. The private garden which is mainly laid to lawn also has a paved patio area which can be used for outdoor dining throughout the summer.



Schools:

Newnham Junior School (0.24 miles)
Pinner High School (0.25 miles)
Cannon Lane Primary School (0.29 miles)



Train:

Eastcote (0.21 miles)
Ruislip Manor (0.95 miles)
Rayners Lane (1.00 miles)



Car:

M4, A40, M25, M40



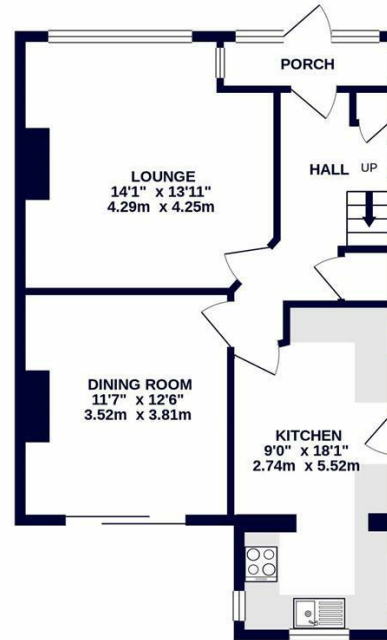
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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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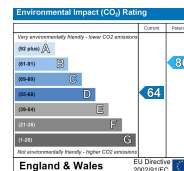
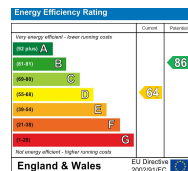
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