



Crossway Pinner HA5 3TP



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**Guide price £550,000**

A beautifully extended and fully refurbished semi-detached home occupying a corner position at the head of a quiet cul-de-sac in the highly sought-after area of Pinner. The property is offered to the market with vacant possession and a complete onward chain, providing a straightforward purchase opportunity.

## Description

Upon entering via the front door, you are greeted by a welcoming central hallway with stairs rising to the first floor and a cloakroom positioned ahead. To the right, a well-proportioned sitting room features an open fireplace and enjoys pleasant, private views across the front garden. Double doors then lead through to an impressive open-plan kitchen, dining and family area, which benefits from bi-folding doors opening directly onto the rear garden. The contemporary kitchen is bright and spacious, enhanced by a large skylight, high-gloss fitted units, integrated gas hob, oven and extractor fan, and ample space for a freestanding washing machine and fridge freezer.

To the first floor, the property offers two generous double bedrooms and a stylish modern family bathroom.

Externally, the landscaped rear garden provides an excellent space for outdoor living, comprising a sizeable patio area ideal for entertaining and a well-maintained lawn.

Additional benefits include a recently installed combination boiler, UPVC double glazing throughout, retained original fireplaces, and further potential to extend, subject to planning permission.

## Situation

Crossway is a desirable residential road situated within a well-regarded and established part of Pinner, offering a peaceful yet convenient setting for families and professionals alike. The area is characterised by attractive tree-lined streets, a mix of character and modern homes, and a strong sense of community.

The location benefits from excellent access to local amenities, including a selection of independent shops, cafés, restaurants, and supermarkets in nearby Pinner Village and Pinner High Street. The area is also well served by highly regarded schools for all age groups, making it particularly popular with families.


For commuters, Pinner Underground Station is within easy reach, providing a fast and direct service into Central London via the Metropolitan Line. In addition, motorists enjoy convenient access to major road networks, including the A40, M25, and M40, connecting to Heathrow Airport, Central London, and beyond.

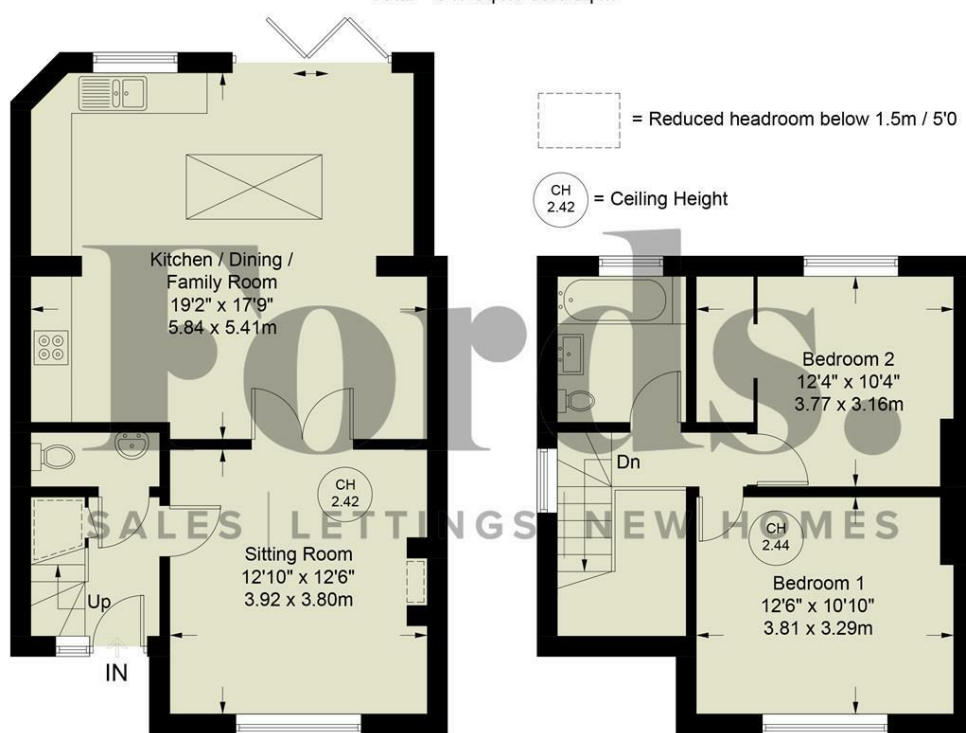
Crossway further benefits from proximity to a number of green spaces, including local parks, sports facilities, and scenic walking routes, offering a balanced lifestyle that combines suburban tranquillity with urban convenience.



### Crossway, HA5 3TP

Approximate Gross Internal Area  
Ground Floor = 566 sq ft / 52.6 sq m  
First Floor = 381 sq ft / 35.4 sq m  
Total = 947 sq ft / 88.0 sq m





**Ground Floor**

**First Floor**

Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>80</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	