

George V Avenue

Pinner • Middlesex • HA5 5SW
Asking Price: £765,000



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A bright and well-appointed three-bedroom family home, that's well kept throughout and a sizeable rear garden, situated in a prime location close to a choice of local amenities and outstanding schools. The property benefits from ample space to the side which offers further scope to extend (STPP).

Three Bedroom

Semi - Detached

Own Driveway

Private Garden

Potential to Extend (STPP)

Double Length Reception Room

Prime Location

Detached Garage

Fitted Kitchen

approx 1375 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.





Description

The ground floor comprises an entrance opening through to a generous hallway with stairs to the first floor and a guest WC. Off the hallway is a large, double-length reception room with access to the garden, a family room and a fitted kitchen. To the first floor there are two good-sized double bedrooms with fitted wardrobes, a further bedroom also with fitted wardrobes, and a family bathroom room with a separate WC.

Outside

Externally, this family home benefits from a sizeable rear garden that is mainly laid to lawn, with a patio area and shrub borders. Off-street parking is available to the front of the property via your own driveway.

Location

George V Avenue is just a short distance from both Pinner and Hatch End high streets, which both offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is accessible at nearby Pinner Station, with the Overground available at either Headstone Lane or Hatch End Station. There is also easy access to local bus routes.

The area is well served by primary and secondary schools, including the highly regarded Nower Hill Secondary School, Pinner Park Primary, Grimsdyke Primary, Pinner Wood Primary and St John Fisher Primary School, all close by.



Schools:

Pinner Park Primary School 0.5 miles
 Nower Hill High School 0.3 miles
 St John Fisher Catholic Primary School 0.4 miles



Train:

Pinner Station 0.6 miles
 North Harrow Station 0.7 miles
 Headstone Lane Station 0.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

F

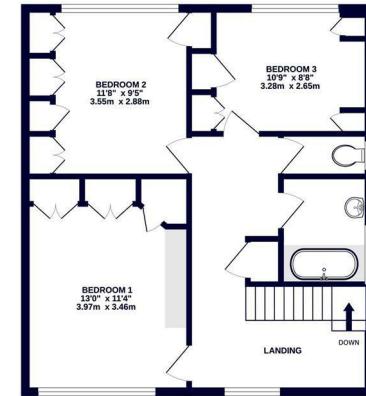
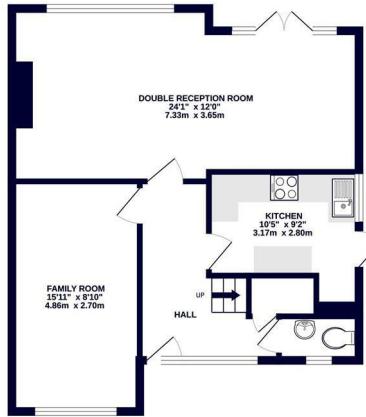
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
147 sq.ft. (13.7 sq.m.) approx.

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
633 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.8 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 is given as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | Very energy efficient - higher running costs | | |
| A+ | A | 78 | 68 |
| A+ | B | 78 | 68 |
| B | C | 78 | 68 |
| C | D | 78 | 68 |
| D | E | 78 | 68 |
| E | F | 78 | 68 |
| F | G | 78 | 68 |
| Not energy efficient - higher running costs | | EU Directive 2002/91/EC | |

England & Wales

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.