



LATIMER GARDENS, PINNER, HA5 3RA

Andrew Pearce
PINNER

£525,000



This stunning, bright, two-bedroom home with garage in the block, located in the highly sought-after Pinner Wood Park Estate. Just a stone's throw from the amenities of both Pinner and Hatch End, it's the perfect choice for first-time buyers or those looking to downsize.

The ground floor welcomes you with a spacious entrance hallway leading to a generously sized lounge that's bathed in natural light – the perfect spot to relax and unwind. The charming conservatory adds a real touch of elegance, offering a lovely space for summer entertaining or simply enjoying the peaceful surroundings. The kitchen benefits from integrated appliances, and plenty of storage, making it both functional and stylish.

Upstairs, you'll find two well-proportioned double bedrooms. The family bathroom is a beautifully finished three-piece suite, providing the ideal place to refresh and relax.

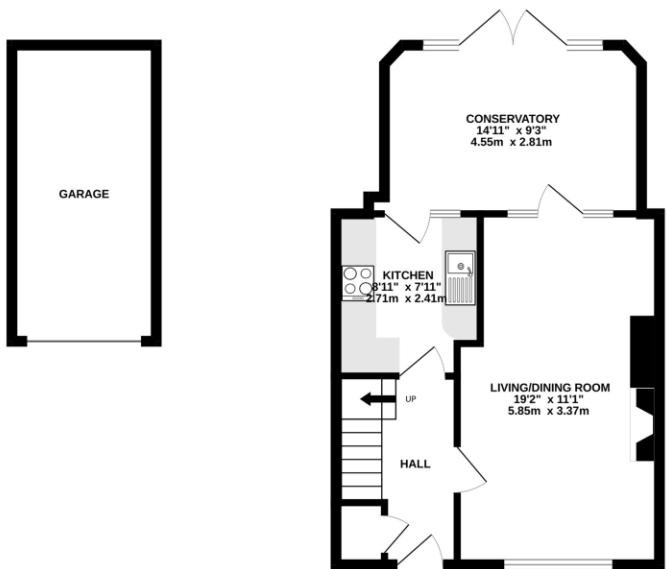
Step outside into your own private rear garden, where tall, established trees and shrubs create a sense of peace and privacy.

Located just off Pinner Hill Road, this home is within easy reach of Pinner High Street, offering a fantastic selection of shops, restaurants, coffee houses, and supermarkets. With Northwood Hills and Hatch End stations close by, commuters will love the quick access to London via the Metropolitan Line, as well as the Overground at Hatch End. Families will appreciate the proximity to Pinner Wood School and the abundance of nearby parks, play areas, and recreational facilities.

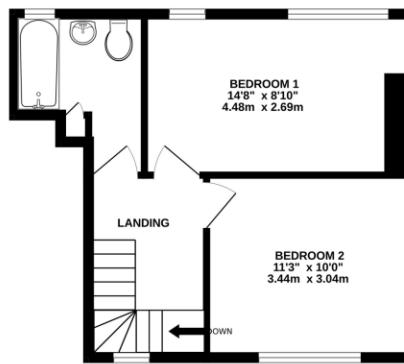
This home offers a good balance of comfort, convenience, and a desirable location. It presents an perfect opportunity for those looking to move into the area.

OUTBUILDING
128 sq.ft. (11.5 sq.m.) approx.

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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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