

Pinner Road

Northwood • Middlesex • HA6 1QN

Guide Price: £750,000



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This well presented four bedroom semi detached family home offers spacious and versatile accommodation across two floors, ideal for modern living. The ground floor features a bright and welcoming living room, a separate dining space perfect for entertaining, and a stylishly renovated kitchen with contemporary fittings. A further bedroom and bathroom on this level provides flexibility for guests, a home office, or additional family space. Upstairs, there are three well proportioned bedrooms served by a family bathroom, all finished to a high standard following recent improvements.

Externally, the property benefits from ample off street parking to the front, while the rear garden provides a perfect balance of patio and lawn, ideal for both relaxing and outdoor gatherings, along with a large shed offering excellent storage or workshop potential. Situated on Pinner Road, directly opposite the highly regarded Northwood High School, the property is perfectly positioned for families looking to be within catchment of this sought after school, while also enjoying convenient access to local amenities and transport links.

Semi detached home

Four bedrooms

Two bathrooms

Living room

Dining room

Kitchen

Garden

Off street parking

Catchment for Northwood High School

Viewing recommended

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.

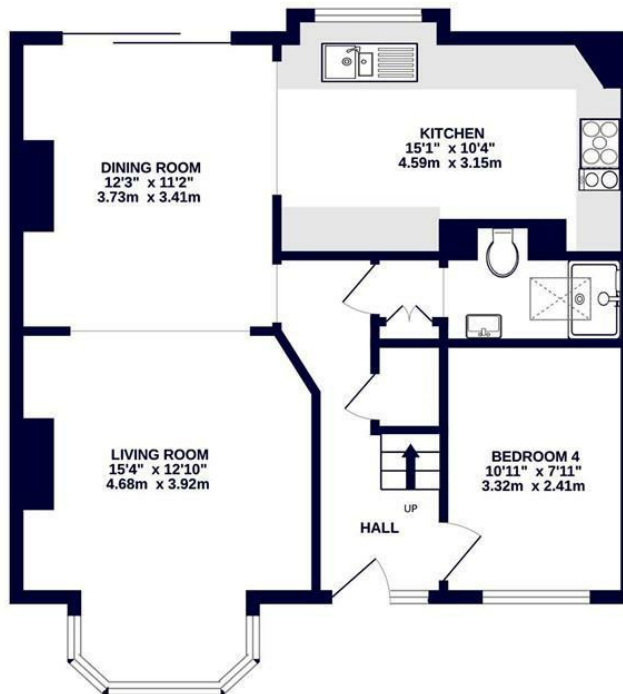




OUTBUILDING
175 sq.ft. (16.3 sq.m.) approx.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.4 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		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.