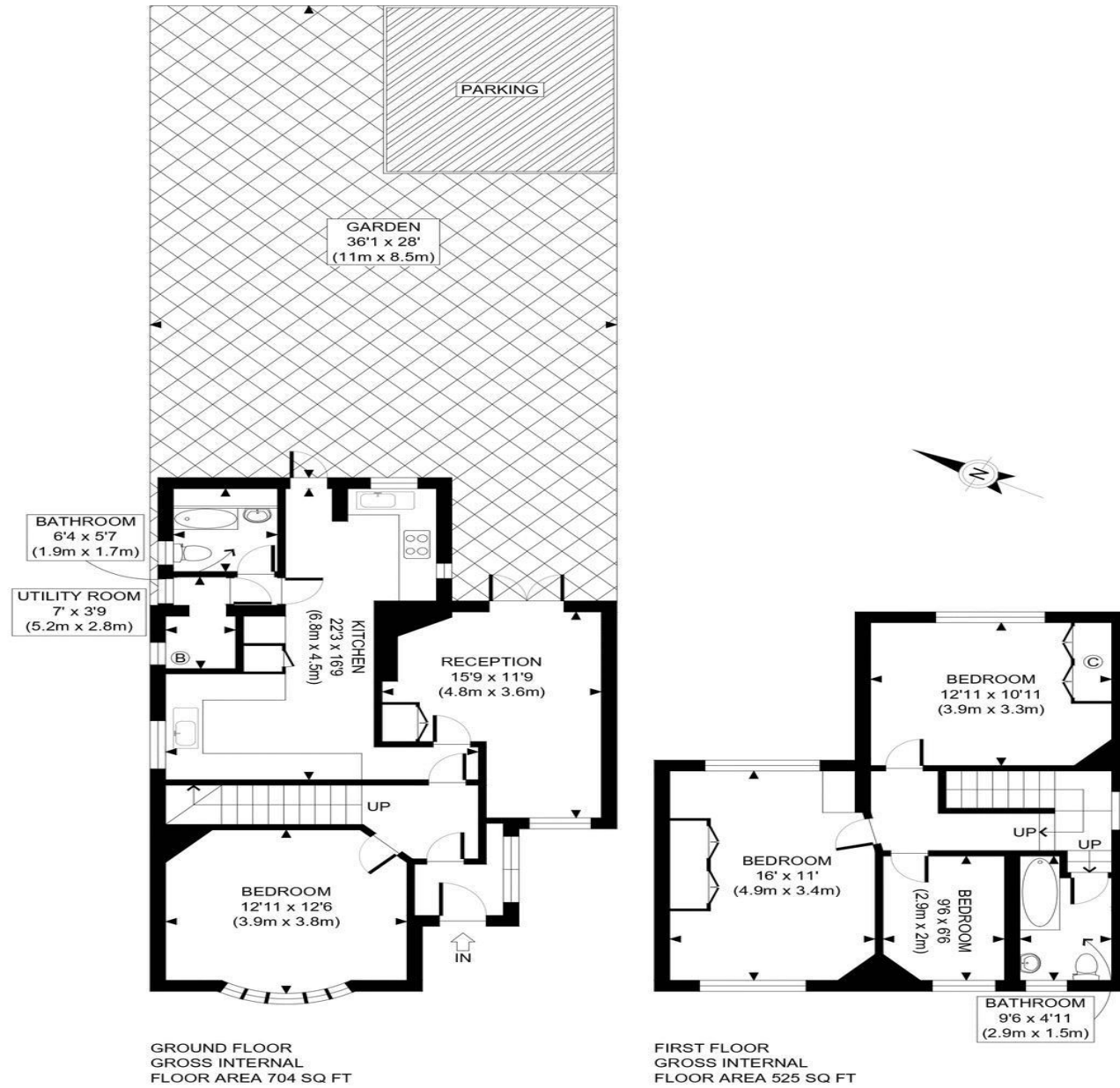


# The Floorplan...



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
ONE STOP SHOP FOR PROPERTY MARKETING

## More Details From...

**Call:** Brian Cox North Harrow: 020 3866 6640

**Email:** [nhadmin@brian-cox.co.uk](mailto:nhadmin@brian-cox.co.uk)

**Web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



This charming three-bedroom, two-bathroom Edwardian home is ideally located just moments from Pinner's amenities and the Metropolitan Line station, offering both character and convenience. The ground floor features an entrance porch and hallway, two reception rooms with feature fireplaces, a spacious kitchen with ample storage, a separate utility room, and a family bathroom. Upstairs offers two double bedrooms with fitted wardrobes, a third bedroom, and an additional bathroom. Externally, the property benefits from a low-maintenance paved rear garden and private off-street parking to both the front and rear.



£650,000

Freehold

Marsh Road, Pinner HA5 5NG

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## In Brief...

- Three Good Sized Bedrooms
- Character Terraced property
- Fantastic Location
- Pinner Met Line
- Spacious Property
- Close to Shops
- No Upper Chain



## The Location...

### Nearest Stations ...

- Pinner (0.1 miles)
- North Harrow (0.8 miles)
- Hatch End (1 miles)



Situated within walking distance of Pinner High Street, residents can enjoy a variety of shops, cafés, restaurants, and supermarkets, along with excellent transport links via Pinner Station and nearby Hatch End Station. The area is also well served by local parks, including Pinner Memorial Park, and highly regarded schools.

