

Lyncroft Avenue

Pinner • Middlesex • HA5 1JX

Guide Price: £769,950



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est 1986

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This refined, three/four bedroom, 1930's built semi-detached residence on Lyncroft Avenue with a large, north-easterly facing private garden and off-street parking, extends to just over 1,500 sq.ft and is traditionally split over two levels. It has been subject to sensitive refurbishment and is located a short walk from Pinner and all of it's amenities. The house itself is set back from the road behind some mature shrubbery, with a paved parking area fit for two vehicles. The original front door opens onto a spacious hallway offering convenient access to all ground floor rooms. To the front aspect, you will find a 16ft dining room. Offering a neutral décor, this room is complemented by a mass of natural light via the south-facing bay window. Heading towards the rear of the home, you will find a 22ft through-lounge benefitting from superb views of the garden and a feature fireplace. With a designated area to dine, this part of the property makes for the perfect space to entertain. The ground floor is completed by a useful study which could easily be transformed into a fourth bedroom, a ground floor bathroom and a 20ft fitted kitchen. Cleverly designed, the kitchen benefits from an excellent range of storage, worktop space and a selection of high quality integrated appliances.

Semi-detached residence

Three/four bedrooms

22ft lounge with original features

Separate dining room

Fitted kitchen with oak cabinets

Spacious master bedroom with fitted storage

Off-street parking

18ft garage

North-east facing garden

1512 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.





Directions

From our Pinner office on Bridge Street, head south-east towards Marsh Road. Continue straight before taking the second exit at the roundabout onto Eastcote Road. Lyncroft Avenue can be located a short distance down on the left hand side.

Situation

Lyncroft Avenue is a popular residential road, ideally located between Pinner Village, Old Eastcote and Ruislip High Streets and their variety of shops, restaurant, schools, parks and amenities. The Metropolitan and Piccadilly lines are accessible at both Pinner and Eastcote, and offers swift and regular connections to Baker Street, the City and beyond. There are a number of highly regarded schools in the area including Cannon Lane Primary School, Pinner High School and West Lodge Primary School. For the motorist, the A40/M25 is only a short drive away providing access to London and the Home Counties.

Description

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Outside

To the rear, a superb garden awaits with a large patio and lawned area. This well-maintained, outdoor area creates a wonderful, tranquil and private secluded space to enjoy throughout summer months and measures way in excess of 70 feet.



Schools:

West Lodge Primary School (0.41 miles)
Cannon Lane Primary School (0.46 miles)
Pinner High School (0.56 miles)



Train:

Pinner (0.71 miles)
North Harrow (1.20 miles)
Eastcote (1.35 miles)



Car:

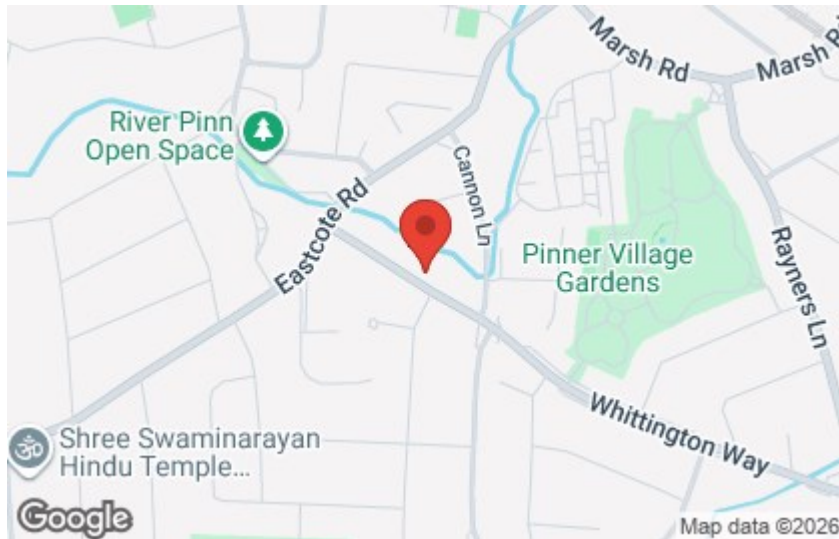
M4, A40, M25, M40



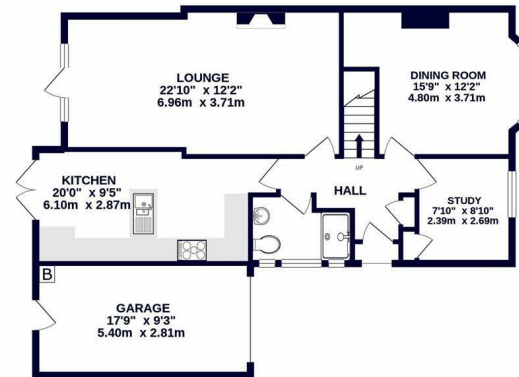
Council Tax Band:

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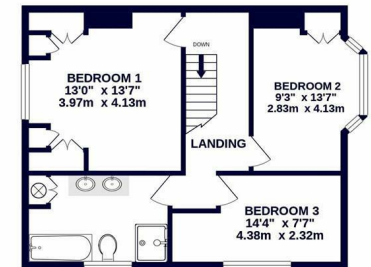
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1512 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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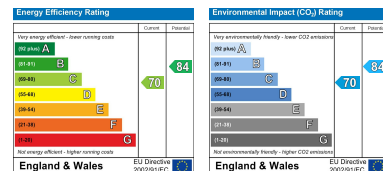
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.