



  
**Andrew Pearce**  
PINNER

VALLEY CLOSE, , HA5 3UR

£325,000





A Fantastic Investment or First Home Opportunity – Chain Free!

Located in the desirable and tranquil Valley Close in Pinner, this two-bedroom home offers an excellent opportunity for both investors and couples looking for a comfortable, low-maintenance living space. With the added advantage of being sold chain-free, this property offers immediate occupancy and the potential for both short-term rental returns and long-term value appreciation.

This well-presented property features off-street parking, a private rear garden, a spacious lounge, a fitted kitchen, a bathroom, and two generously sized bedrooms. Its neat and tidy condition provides a great foundation for those wishing to personalize and further enhance the home. Whether you're a first-time buyer or an investor seeking an easy-to-manage rental property, this home presents the ideal canvas to make it your own.

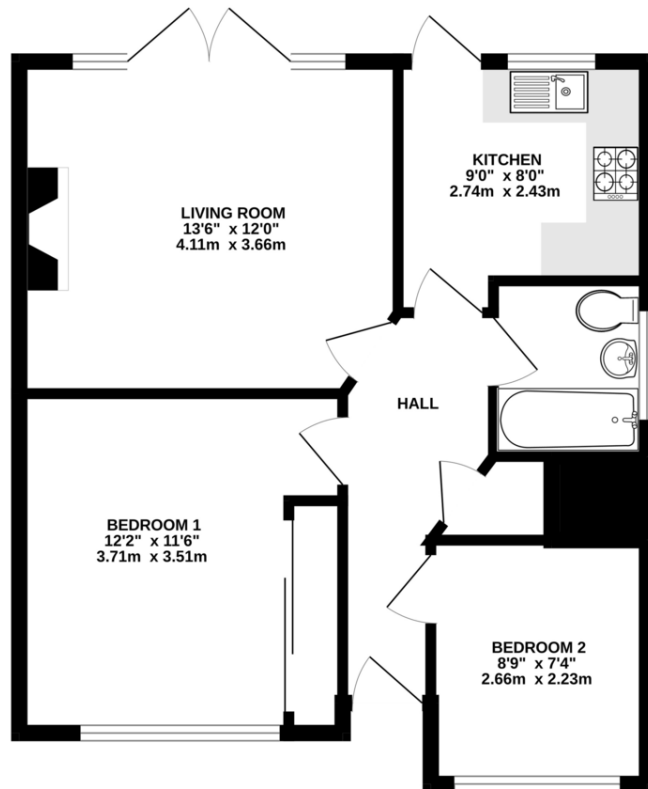
Inside, you'll find an inviting entrance hall that leads to a spacious rear lounge, which benefits from large patio doors that open directly into the expansive garden, perfect for relaxing or entertaining. The fitted kitchen is well-maintained, and the two bedrooms include a double with built-in storage. The property also offers a family bathroom.

The location is a true highlight, nestled in a peaceful cul-de-sac yet within easy reach of Northwood Hills. Here, you'll find a wide range of shops, restaurants, coffee houses, and popular supermarkets, making everyday life convenient and enjoyable. Excellent transport links, including local bus services and the Metropolitan Line at Northwood Hills station, provide fast access to Central London and beyond. The area is also well-served by primary and secondary schools, children's parks, and recreational facilities, adding to its appeal for families and





GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 543 sq.ft. (50.4 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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