




Andrew Pearce
PINNER

THE AVENUE, PINNER, HA5 5BJ **£750,000**



A charming and classic bay-fronted semi-detached house, dating back to the 1930s, occupying a prime residential location on a quiet tree lined road.

This property features an extended ground floor accommodation, offering both traditional character and modern convenience, although general updating is required.

The entrance hallway leads into a generous through living /dining room, with a front aspect bay window. The kitchen is fully fitted and includes a breakfast area overlooking the garden. Additionally, there is a separate utility room that provides practical storage, along with a downstairs W.C. for added convenience.

On the first floor, the landing leads to two large double bedrooms, each offering ample space and natural light. There is also a smaller third bedroom, which could easily serve as a home office or child's room, as well as a well-proportioned family bathroom complete with a separate WC.

Externally, the private driveway provides off-street parking and access to the attached garage. The picturesque rear garden is a real highlight and peaceful outdoor retreat, featuring a variety of well-established shrubs, a neatly manicured lawn, a paved patio area, and a timber shed.

This house is ideally located within close proximity to local shopping amenities and excellent transport links, including the nearby Metropolitan and Piccadilly underground lines, ensuring easy access to central London.

Nearby Schools include Cannon Lane, Pinner High, Longfield and St. John Fisher. Buckingham Preparatory is within a short stroll.

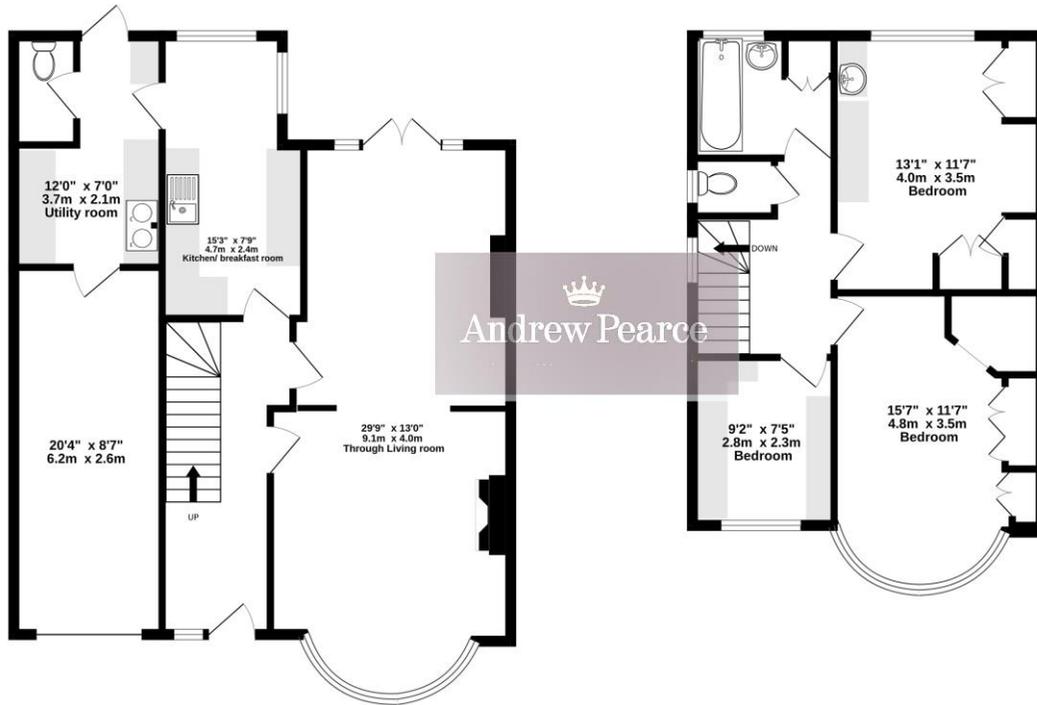
This property is presented in clean and tidy order and has been well maintained over the years by the present owner. It would also suit those seeking a comfortable home with scope to enhance and extend further.

Chain free sale.



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



SEMI DETACHED HHOUSE

TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



