



A CHARMING TWO BEDROOM HOME IN THE HEART OF PINNER WITH NO CHAIN

Avenue Road, Pinner, HA5 3HA

ROBSONS

**NO ONWARD CHAIN • ENTRANCE PORCH •
LIVING / DINING ROOM • MODERN KITCHEN
• TWO DOUBLE BEDROOMS • MODERN
FAMILY BATHROOM • PRIVATE REAR GARDEN •
GARAGE IN NEARBY BLOCK • LOFT SPACE FOR
STORAGE • WALKING DISTANCE TO AMENITIES
& TRANSPORT LINKS**

Description

A great opportunity to acquire a well-presented, two bedroom property in the heart of Pinner, just a stone's throw from local amenities and excellent transport links. This delightful home has been well maintained and offers modern interiors throughout, a private rear garden and a garage in a nearby block. The property is available to the market with no onward chain.

The ground floor comprises an entrance porch with a useful shoe/store cupboard, a generous reception room that is flooded with natural light, and a well-equipped kitchen offering modern units with an integrated oven and space for white goods. Stairs take you to the first floor that hosts two well-appointed double bedrooms, both benefiting from built-in storage space and one with fitted wardrobes. Completing the first floor is a modern family bathroom. The property has the added benefit of a part-boarded loft, ideal for storage.





Externally this delightful home features a well-presented, low-maintenance rear garden that is paved throughout with shrub / flower-bed borders. To the front there is a landscaped front garden and a garage in a nearby block.

Location

Situated in the heart of Pinner just moments from the village and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include local bus links and the Metropolitan Line at Pinner tube station that provides a fast and frequent service into Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

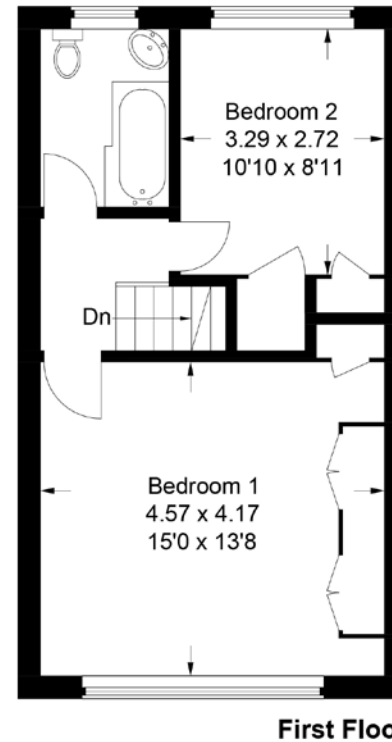
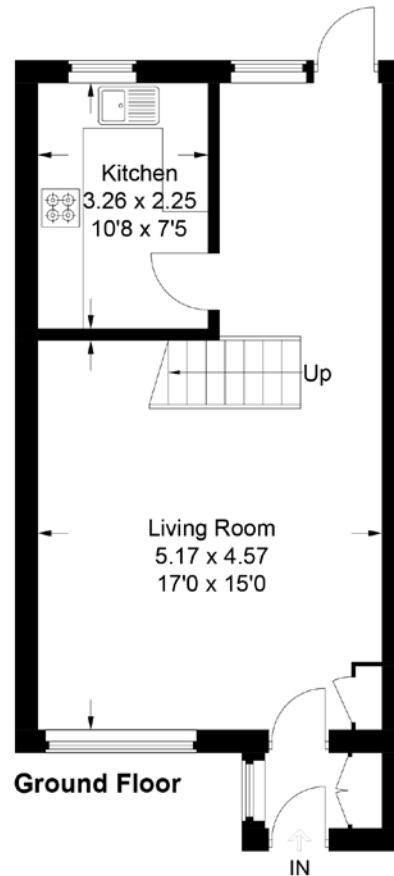
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band D



Approximate Gross Internal Area
 Ground Floor = 41.2 sq m / 443 sq ft
 First Floor = 38.9 sq m / 419 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 94.0 sq m / 1,012 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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