



  
**Andrew Pearce**  
PINNER

**BRIANTS CLOSE, PINNER, MIDDLESEX, HA5 4SY**



This is a stunning detached family home in a quiet and leafy cul-de-sac with a range of beautiful and unique houses.

The property was built in the late 1930's and has a charming red brick exterior with a tiled roof and windows. The interior has been modernised and combines contemporary style.

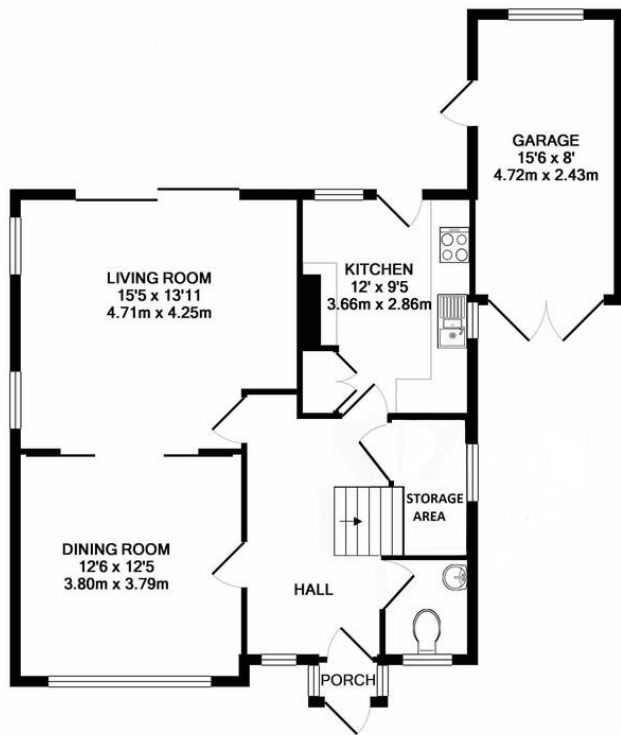
The property has a spacious floor area of just under 1500 sq. ft. and offers: A large and inviting hallway, a stylish downstairs cloakroom and two open plan reception rooms, forming one bright and airy living / dining room with triple aspects. A sleek re-fitted kitchen with integrated appliances. The elegant original oak staircase leads to the roomy landing, which gives access to all rooms, including three generous double bedrooms. A deluxe family bath / shower suite with high quality modern fittings completes the accommodation.

The property is set on a mature plot with a lawn at the front and a private driveway that can park up to three cars and leads to the garage. At the back, there is a lovely south west facing garden with a variety of mature trees and flowering shrubs that create a colourful display throughout the summer. High hedging provides a good level of privacy.

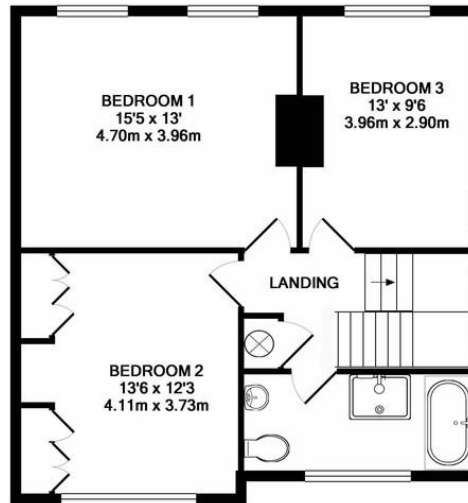
The property already has a lot of space, but there is potential to extend it further by adding to the side and rear elevations and to the large loft area, subject to planning approval.

Positioned on a peaceful close off St Thomas Drive, this property is perfectly situated for both Hatch End and Pinner's amenities as well as excellent transport links including the Metropolitan Line at Pinner station and the Overground services at Hatch End station. The area is well served by local primary and secondary schooling, children's parks/playgrounds and recreational facilities.





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 73.0 SQ.M.(768.SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 60.0 SQ.M (646 SQ.FT)

TOTAL APPROX. FLOOR AREA 133.0 SQ.M. (1432 SQ.FT)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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