




Andrew Pearce
PINNER

WOODLANDS, NORTH HARROW, MIDDLESEX HA2 6EN



A classic, bay fronted three bedroom semi detached family home, occupying a prime residential location, quietly situated, yet convenient for the local amenities at Pinner and North Harrow. The property is rich with 1930's character to the exterior and features a modern, well presented interior with fresh décor.

Entrance hallway, ground floor W.C. with wash basin, a good size through living / dining room with a front aspect bay window and patio doors to the rear, and a modern kitchen, re-fitted with a range of contemporary units.

To the first floor, the landing features an original stained glass window and leads through to two spacious double bedrooms, a single third bedroom a contemporary shower room. The sizeable loft, accessed via the hatch on the landing, would lend itself ideally for conversion into a further bedroom with en-suite.

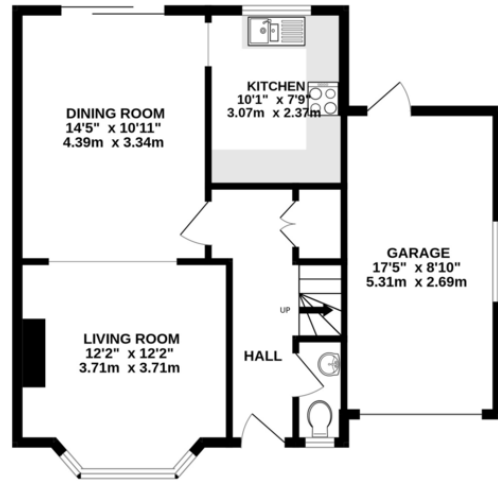
Outside, the private driveway to the front provides off street parking for three cars and access to the garage. Hedge boundaries provide privacy and a gated side passageway leads through to the rear.

To the rear, the well established south facing garden is well maintained with a large, neatly manicured lawn, a variety of shrubs and a large paved patio, all set within fenced boundaries.

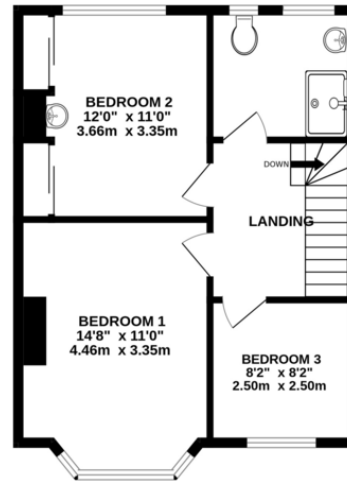
The garden extends to approximately 100 ft. in length and backs directly onto Woodlands Green open space



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 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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