




Andrew Pearce
PINNER

BURLINGTON CLOSE, PINNER, MIDDLESEX HA5 2TP



This modern, detached family home has been recently redecorated and offers three bedrooms, two bathrooms with no upper chain.

Nestled in a tranquil cul-de-sac, the property boasts a serene outlook and includes a garage with its own driveway and a conservatory.

The ground floor features a spacious family room, a conservatory, a modern fitted kitchen, a utility room, and a convenient WC. Upstairs, there are three bedrooms, including a master with an en-suite, and a family bathroom.

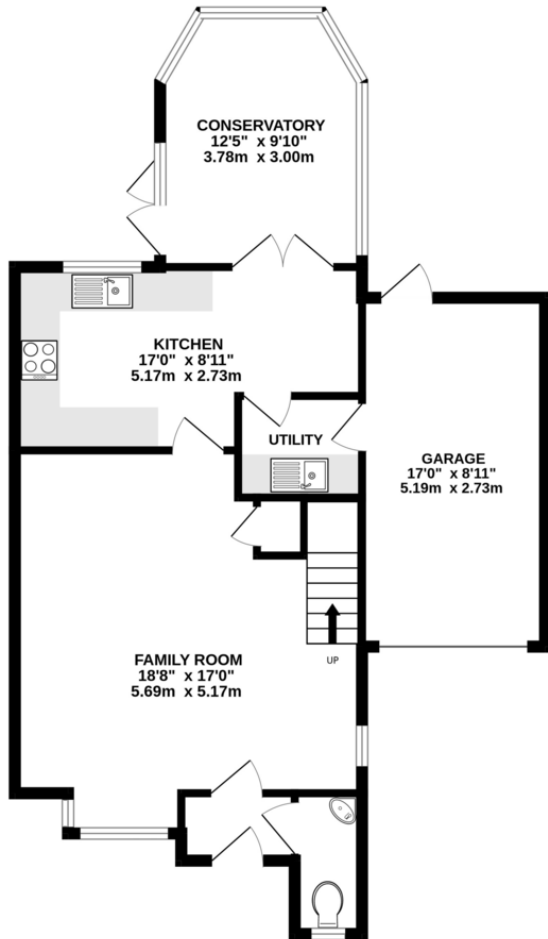
Outside, the front of the property offers off-street parking via the private driveway and access to a single garage. The front garden is well-manicured with a lawn area, while the rear garden is mainly laid to lawn and includes a patio area perfect for outdoor seating and entertaining.

Burlington Close is a desirable residential road consisting of mostly detached family homes and is located within a short walk of Harlyn Primary School and Haydon Secondary School and Sixth form. The Metropolitan Line located at Northwood Hills and Pinner provides convenient access to Central London and the Home Counties.

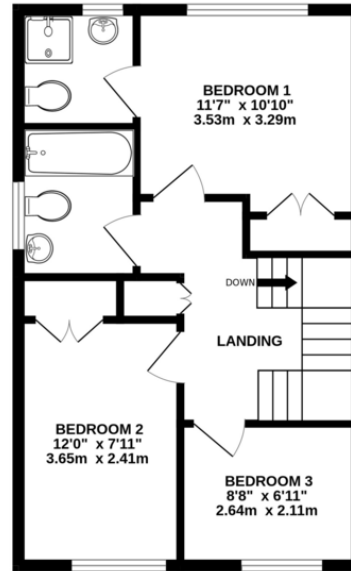
As the vendors sole appointed agents, we highly recommend this property to individuals and family's looking for a home of great quality, space and light.



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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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