




Andrew Pearce
PINNER

CHAPEL LANE, PINNER, MIDDLESEX HA5 1AB



Located in the heart of Pinner, just a stone's throw from the bustling high street and excellent transport links, this unique character cottage presents an ideal opportunity for both rightsizers and those looking to add value. Offered for sale with no upward chain, this property provides a fantastic chance to create a home that suits your needs and vision.

The ground floor welcomes you with an entrance hallway, leading to a cozy rear aspect lounge featuring a charming fireplace. From here, you'll find access to a second reception room and continue through to a light-filled kitchen/diner. While the kitchen requires modernization, there is potential to open up the wall between the second reception and kitchen, creating a beautiful open-plan kitchen and dining area.

Upstairs, the first floor offers two well-sized double bedrooms and a family bathroom, providing comfortable living spaces that can be enhanced with some modern touches.

Externally, the property boasts a low-maintenance garden with a patio area, perfect for outdoor dining and relaxing.

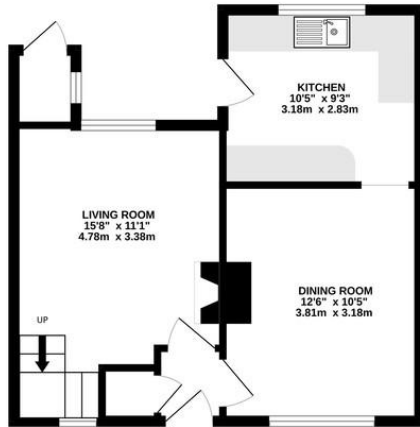
Situated within walking distance of a variety of shopping facilities, restaurants, coffee houses, and popular supermarkets, the location is perfect for those seeking convenience. For commuters, there are multiple local bus routes, and Pinner station offers access to the Metropolitan Line. Alternatively, nearby Hatch End station provides Overground services.



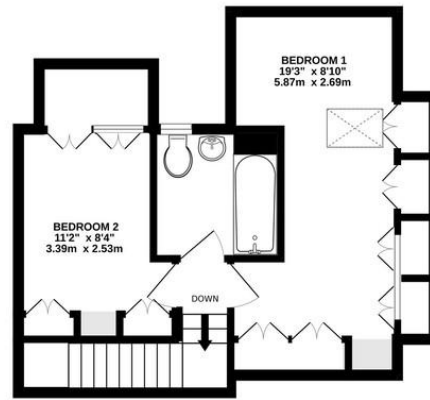
The property is also well-served by local primary and secondary schools (including catchment areas for West Lodge Primary and Nower Hill School), children's play areas, and recreational facilities. The ever-popular Pinner Memorial Park, located opposite, offers scenic walking routes, a playground, and a delightful café, providing a lovely green space to enjoy.

Whether you're downsizing or looking to add your personal touch, this home offers immense potential in a prime location.

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 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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