



  
**Andrew Pearce**  
PINNER

ANGLESMEDE WAY, PINNER, HA5 5SS





This well-maintained three-bedroom family home is offered for sale 'Chain free'. With a contemporary interior and spacious rear garden, nestled in a quiet cul-de-sac with convenient access to local amenities and schools.

There is potential to expand the property (subject to planning permission).

Upon entering, you are greeted by an entrance porch leading into a welcoming hallway with stairs to the upper floor. The property boasts a large rear garden, mostly laid to lawn with a patio area and bordered by shrubs. Off-street parking is available in front via the private driveway.

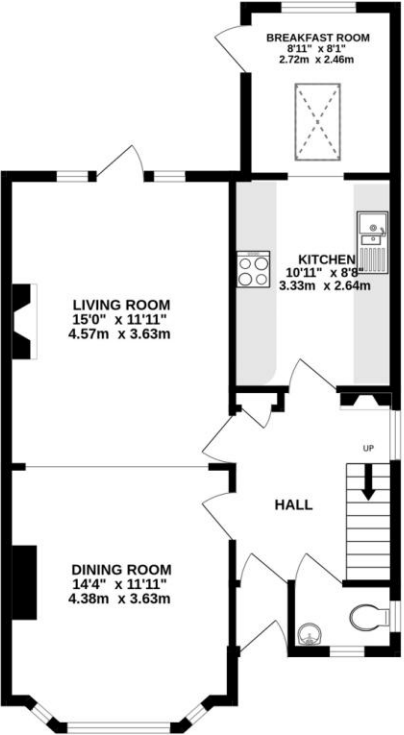
Anglesmede Way is located just off Anglesmede Crescent, within walking distance of the high streets of Pinner and Hatch End, both offering a selection of boutique stores, dining options, cafés, and popular supermarkets. For commuters, Pinner Station offers access to the Metropolitan Line, while Headstone Lane and Hatch End Stations are served by the Overground. Local bus routes are easily accessible as well.

The area is home to a variety of primary and secondary schools, including the well-regarded Nower Hill Secondary School, Pinner Park Primary, Grimsdyke Primary, Pinner Wood Primary, and St John Fisher Primary, all within close proximity.

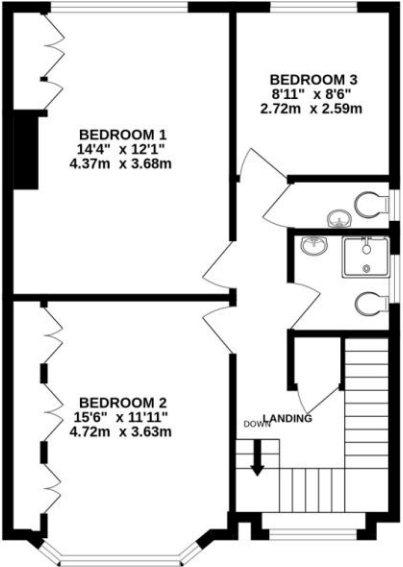


The ground floor includes a spacious double-length reception room with direct access to the garden, a modern kitchen with a separate breakfast area, and a guest WC. Upstairs, you will find two generously-sized double bedrooms with built-in wardrobes, an additional bedroom, and a stylish family shower room with a separate WC.

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1316sq.ft. (122.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





