




Andrew Pearce
PINNER

WEST TOWERS, PINNER, MIDDLESEX, HA5 1TZ £685,000



A beautifully presented, extended and imposing three bedroom character family home with unrivalled charm, benefiting larger than average rooms, spacious interiors and a large garden.

Entrance hallway; Paneled staircase, radiator, power points, leaded light and stained glass window to the side aspect, under stairs cupboard, picture rails and coved ceilings,

Downstairs WC; Low level flush WC, window to the side aspect, wash hand basin with mixer taps.

Dining Room; Front aspect bay window with secondary glazing, feature fireplace surround, radiator, picture rails and coved ceilings

Rear Reception; Radiator, power points, coved ceilings, picture rail, feature fireplace, original windows and doors leading to the conservatory.

Conservatory; ½ brick built conservatory that could be easily converted to a rear extension, fully double glazed, wood flooring and doors to the garden.

Kitchen; Fitted kitchen with a range of beech style units and contrasting work tops, four ring gas hob with extractor hood over, electric oven, plumbing space for washing machine and fridge freezer, water softener, sink and drainer unit, lino floor, part tiled walls, door to rear garden

First floor landing; Paneled staircase, original leaded light stained glass window to the side aspect, doors to;

Bedroom one; Double glazed window to the rear aspect, fitted wardrobes, radiator, power points, picture rails

Bedroom Two; Secondary double glazed bay window to the front aspect, fitted wardrobes, radiator, power points, picture rail.

Bedroom Three; Secondary double glazed bay window to the front aspect, radiator, power points, picture rail.

Bathroom; four piece bathroom suite comprising; separate gravity fed enclosed shower, bath with hot and cold mixer taps, wash hand basin and WC.

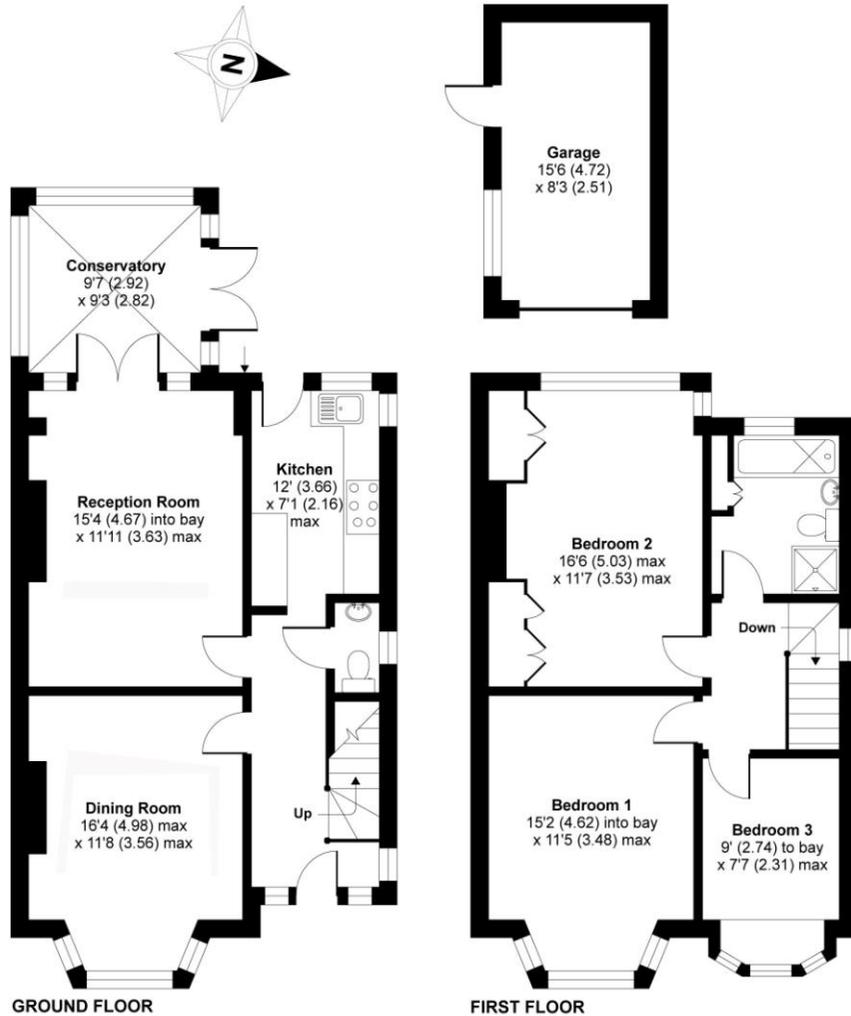
Rear garden. Mostly laid to lawn, small decked area, mature tree and shrub borders, two garden sheds with power and light.

Garaaq; Power and light



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APPROX. GROSS INTERNAL FLOOR AREA 1403 SQ FT 130.3 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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The house is conveniently situated within a short walk of Pinner Village and Eastcote's exceptional transport links including the Metropolitan and Piccadilly Line Station, providing easy and fast access to Central London. The areas outstanding Schools at Cannon Lane and West Lodge are within a short walk. Cannon Lane School is located at the bottom of the road.

As the Vendors sole appointed agents, we are delighted to offer this rarely available style of property offering elegant interiors with well proportioned rooms in this fine Pinner location



