



**Barrow Point Avenue, Pinner HA5 3HG**

**In Excess of £865,000 | Freehold**



**LAWRENCE RAND**





## Key Features & Description

- Three Bedroom, Extended Semi Detached House
- Chain Free Sale
- Potential To Extend (STPP)
- Garage & Own Driveway
- Walking Distanc to Pinner Village

Welcome to this charming three-bedroom semi-detached family home, set on one of Pinner's most desirable residential roads. Perfect for families, the property offers generous living space, an impressive 124 ft rear garden, and excellent potential to extend (STPP). Pinner Village, outstanding schools and great transport links are all close by.

The ground floor features two bright reception rooms and a kitchen overlooking the garden, with scope to modernise or create an open-plan layout. A guest WC and access to the integrated garage add convenience and flexibility.

Upstairs, there are two spacious double bedrooms and a versatile third room ideal as a child's bedroom, study or nursery, all served by a modern family bathroom.

A fantastic opportunity for families seeking a well-located home with room to grow.

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### Nearest Stations

Pinner Station 0.4 miles

Hatch-End Station 0.9 miles

Northwood Hills Station 1.1 miles

### Verified Material Information:

Council Tax band: D, London Borough of Harrow

EPC Energy Efficiency Rating: D

### Suppliers:

Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

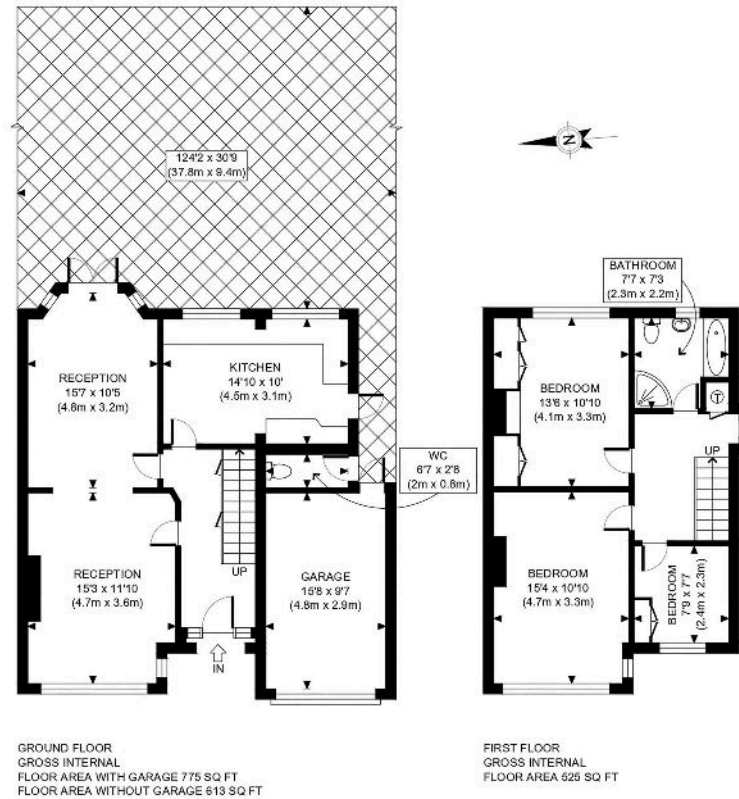
Heating: Gas central heating

### Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -  
Excellent, Three - Excellent, EE - Excellent





APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1300 SQ FT/ 121 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1138 SQ FT/ 106 SQM



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