



**The Avenue, Pinner – HA5 5BL**

Guide Price £775,000 | Freehold



**LAWRENCE RAND**



## Key Features & Description

- Semi Detached
- Three Bedrooms
- Chain Free
- Two Reception Rooms
- Potential To Extend (STPP)
- Driveway

A well-presented three-bedroom semi-detached home, offered to the market chain free, providing an excellent opportunity for families, first-time buyers, or investors.

The property offers spacious and well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hallway leading to a bright and spacious reception room, ideal for relaxing or entertaining, along with a separate dining area and a fitted kitchen with access to the rear garden.

To the first floor are three good-sized bedrooms, including two generous doubles and a comfortable single bedroom, all served by a family bathroom. Externally, the property benefits from a private rear garden, perfect for outdoor dining, gardening, or family use. To the front there is off-street parking and side access, with potential to extend subject to the usual planning permissions.

The property is situated in a highly sought-after residential area of Pinner, conveniently located close to local shops, restaurants, amenities, well-regarded schools, and excellent transport links.

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## Nearest Stations

Rayners Lane Underground Station – approx 0.2 mile

North Harrow Underground Station – approx 0.6 miles

West Harrow Underground Station – approx 0.8 miles

## Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: E

## Suppliers:

Electricity supply: Mains, Water supply: Mains water,

Sewerage: Mains

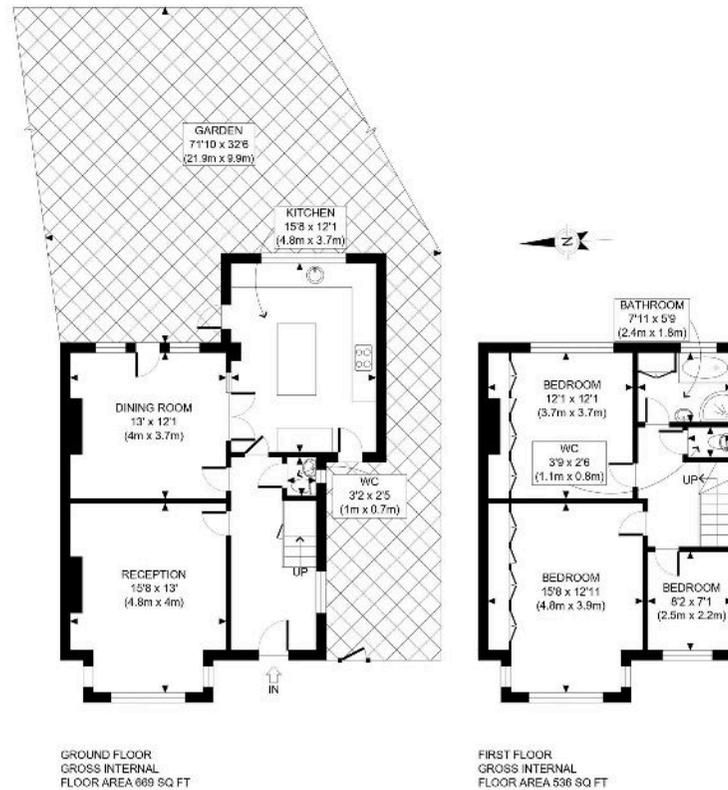
Heating: Gas central heating

## Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 609 SQ. FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 536 SQ. FT

APPROX. GROSS INTERNAL FLOOR AREA: 1205 SQ. FT/ 112 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

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