



ESTATE & LETTINGS AGENTS

Grimsdyke Road, Pinner, HA5



FOR SALE £575,000 Offers Over FREEHOLD

Major Estates are delighted to bring to the market this 3 bedroom semi detached house. The property offers any buyer the chance to modernise to their own taste. Comprising hallway, downstairs shower room, fitted kitchen, dining room, bright living room, conservatory, 3 bedrooms and family bathroom. To the front you have your own driveway with off street parking and to the rear you have a secluded garden area.

Located just a few moments away from 'Outstanding' rated Grimsdyke School and close to Hatch End High Street with its wide selection of coffee shops, restaurants, supermarkets and Overground station with fast access to Central London. Offered for sale with no upper chain.

- Semi-Detached House
- 2 Bathrooms
- Conservatory
- 3 Bedrooms
- Off Street Parking
- Near Hatch End High Street

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Entrance:

Through wooden door to hallway.

Hallway:

Laminated wood flooring, radiator and power points.

Living Room:

6.05m x 4.80m (19' 10 x 15' 9)

Double glazed sling door to garden, carpeted flooring, 2 x radiators, TV point, telephone point, power points and double glazed door to conservatory.



Conservatory:

2.31m x 1.50m (7' 7 x 4' 11)

Windows to rear and side aspect, carpeted flooring, plumbing for washing machine and dryer and double glazed door to rear aspect.

Kitchen:

2.59 m x 2.36m (8' 6 x 7' 9)

Double glazed window to front aspect, units to eye and base level, work top surfaces, tiled flooring, stainless steel sink unit with mixer tap, gas hob with oven below and extractor fan above, power points, wall mounted boiler and plumbing for dishwasher.



Dining Room/Reception 2:

5.08m x 2.46m (16' 8 x 8' 1)

Double glazed window to front aspect, fitted cupboards (one side housing gas/electric meter), laminated wood flooring, radiator and power points.



Wet Room:

Vinyl flooring, hand was basin with separate taps, low level WC, double glazed window to front aspect and thermostatic shower with 2 shower heads.



First floor:

Wooden stairs to first floor, access to loft.

Bedroom 1:

4.39m x 2.97m (14' 5 x 9' 9)

Double glazed window to rear aspect, carpeted flooring and power points.



Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Bedroom 2:

3.00m x 2.95m (9' 10 x 9' 8)

Double glazed window to rear aspect, radiator, carpeted flooring, fitted wardrobes and power points.



Bedroom 3:

2.97m x 2.16m (9' 9 x 7' 1)

Double glazed window to front aspect, carpeted flooring, fitted wardrobe and power points.



Bathroom:

Double glazed window to front aspect, tiled walls, tiled flooring, tiled enclosed bath with mixer taps and shower attachment, radiator, low level WC and hand wash basin with separate taps.



Rear Garden:

Paved area with rest mainly laid to lawn.




Driveway:

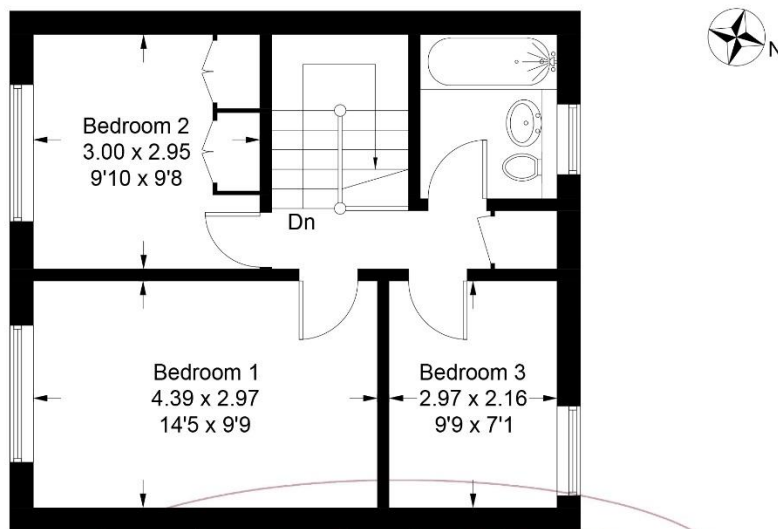
Paved driveway with parking for 1 car.

Tenure:

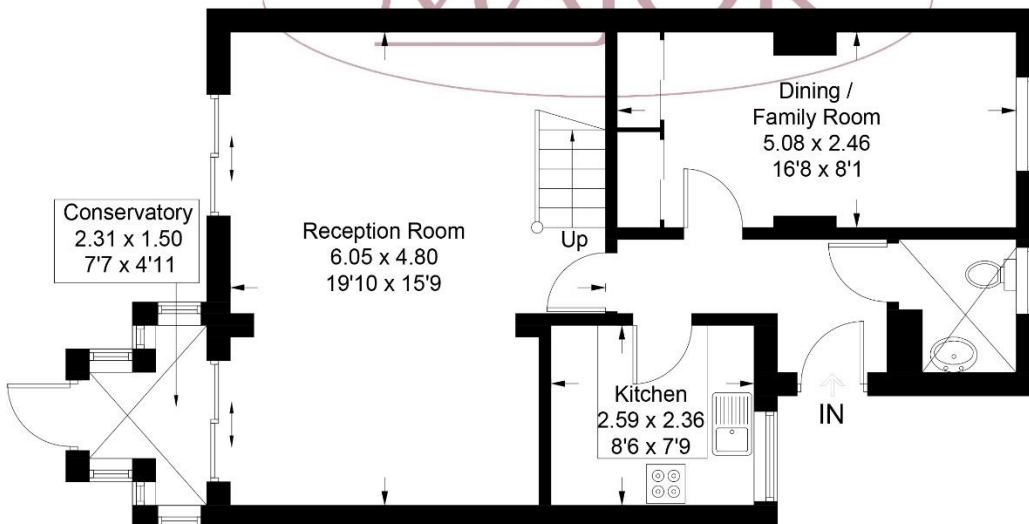
Freehold

EPC:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



First Floor



Ground Floor

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID853478)

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
 T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

