



ESTATE & LETTINGS AGENTS

Lyndon Avenue, Pinner, HA5



FOR SALE £725,000 FREEHOLD

Rarely available extended 3 bedroom Semi-Detached house with garage to side.

The property would make a perfect family home and offers the chance to update to the buyer's taste. Briefly comprising of through lounge reception room, conservatory, fitted kitchen, utility area, downstairs WC to the ground floor and 3 bedrooms and family bathroom to the first floor. Also benefitting from gas central heating, double glazed windows, large garden and off street parking via own driveway for 2 cars.

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.

- Semi-Detached House
- Garage
- Conservatory
- 3 Bedrooms
- Off Street Parking
- Large Rear Garden

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

ENTRANCE PORCH:

Through UPVC double glazed front door leading into hallway.

HALLWAY:

Double glazed window to front aspect, radiator and carpeted flooring.



THROUGH LOUNGE:

7.91m x 3.35m (25' 98" x 11' 00")

Double glazed window to front aspect, radiator's, carpeted flooring, power points and double glazed door to conservatory.





CONSERVATORY:

2.99m x 2.99m (9' 84" x 9' 84")

Double glazed window to side and rear aspect, tiled flooring, door to garden.



KITCHEN:

3.87 m x 2.62m (12' 71" x 8' 61")

Double glazed window to rear aspect, units to eye and base level, work top surfaces, tiled flooring, stainless steel sink unit with mixer tap, electric hob, radiator, power points, plumbing for dishwasher and double-glazed door to Utility.



UTILITY AREA:

Concrete flooring, plumbing for washing machine, doors to garden and garage.



WC:

Tiled flooring, tiles walls, low level WC and sink with taps.



FIRST FLOOR:

BEDROOM 1:

4.32m x 2.78m (14' 20" x 9' 12")

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



BEDROOM 2:

3.48m x 3.18m (11' 42" x 10' 45")

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





BEDROOM 3:

2.07m x 1.80m (6' 81" x 5' 92")

Double glazed window to front aspect, carpet 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

BATHROOM:

Double glazed window to side aspect, tiled flooring, tiled walls, heated towel rail, tiled enclosed bath with mixer taps and shower, low level Wc and hand wash basin with mixer taps.



REAR GARDEN:

Approx 90FT

Paved area with rest mainly laid to lawn.



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



Garage:
With up and over door.

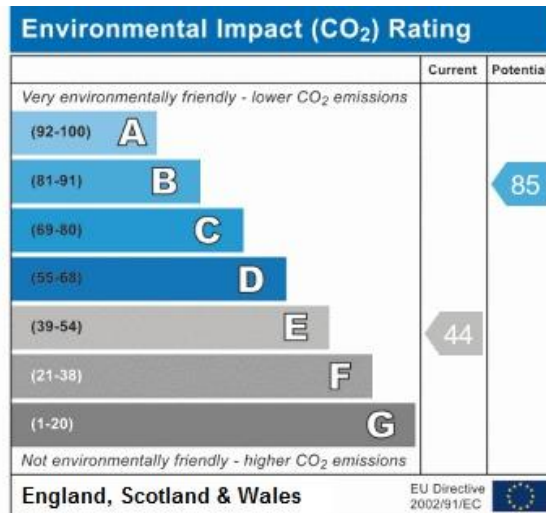
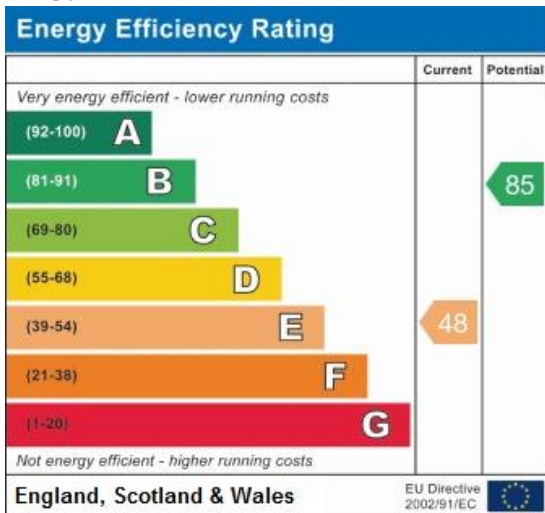
Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com



TENURE:
Freehold

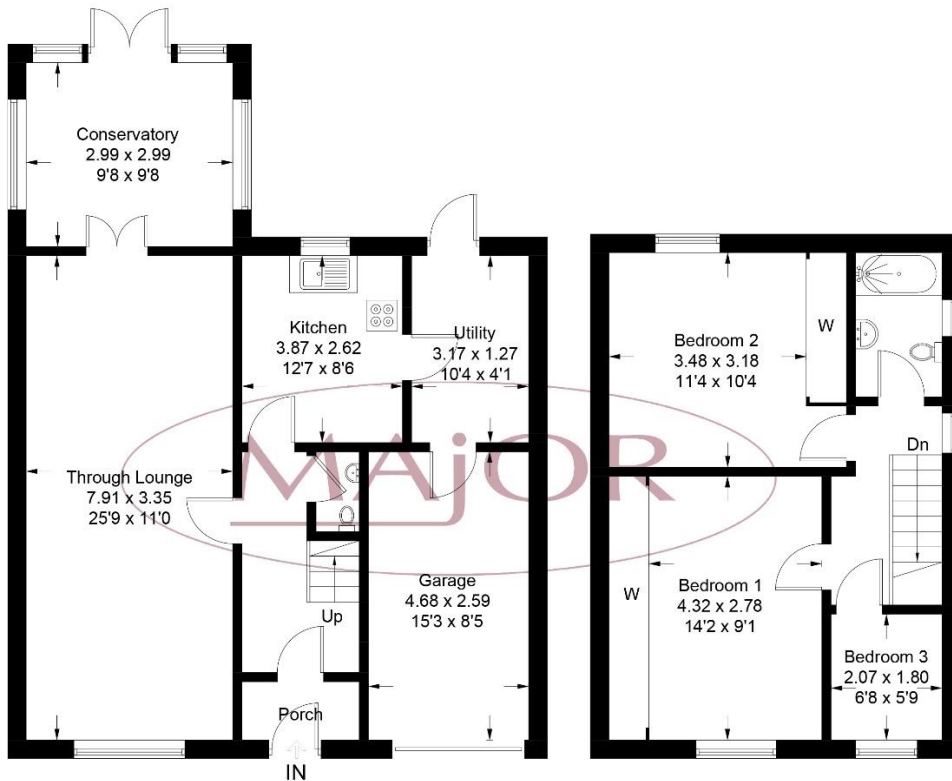
LOCAL AUTHORITY:
Harrow

EPC:



Address:
Lyndon Avenue, HA5

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



Ground Floor

First Floor

Approximate Gross Internal Area = 118.3 sq m / 1273 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID660740)

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.

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED

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