

## Valley Close Pinner HA5 3UR

Price Guide: £335,000



### NORTHOLT OFFICE

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Leasehold - Approximately 98 years remaining on the lease  
Ground Rent: £150 per annum.  
London Borough of Hillingdon  
Council Tax Band - C- £1,346.67  
EPC =C

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to present this two double bedroom first floor maisonette nestled in a peaceful and sought after cul de sac location within Pinner. The property is situated within easy reach of Pinner and Northwood Hills shopping and transport facilities including the Metropolitan Tube line. The property further benefits from gas central heating and double glazing. Outside there is off street parking to the front and private rear garden of approximately 70'. The property is offered on to the market with NO UPPER CHAIN.





- 2 DOUBLE BEDROOMS
- FIRST FLOOR
- PURPOSE BUILT MAISONETTE
- PRIVATE GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF STREET PARKING
- NO UPPER CHAIN

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### Accommodation

Accommodation comprises; own front door leading to the staircase to the first floor, two bedrooms, family bathroom, front facing living room and kitchen with its base and eye level units, gas hob, electric oven, extractor hood, plumbed for washer/dryer, space for fridge freezer and splash back tiling throughout. The family bathroom includes panel enclosed bath with mains operated shower, pedestal wash basin, low flush wc and fully tiled walls and flooring. Other benefits include wood laminate flooring in the hallway, kitchen and living room, fully carpeted in both bedrooms and double glazed and gas central heated throughout. Outside there is off street parking to the front and a private rear garden of approximately 70'.

