



### **Cedar Drive, Pinner, HA5 4DD**

**£1,350,000**

A well presented four bedroom, three bathroom, three reception room detached family house, located within a residential road off "The Avenue", well positioned for the amenities at vibrant Hatch End Broadway. Features include replacement double glazed windows, gas fired heating to radiators and underfloor heating to entire ground floor, entrance vestibule, entrance hall, guest cloakroom, lounge, dining room, family room, plant room, kitchen/breakfast room with an extensive range of fitted units and granite worktop surfaces, first floor landing with vaulted ceiling and roof light, master bedroom with fitted wardrobes and large ensuite bathroom, guest bedroom with ensuite shower room, two further bedrooms, family bathroom, rear garden, detached double width garage with underfloor heating, approached via a block paved own driveway providing off street parking for several cars.

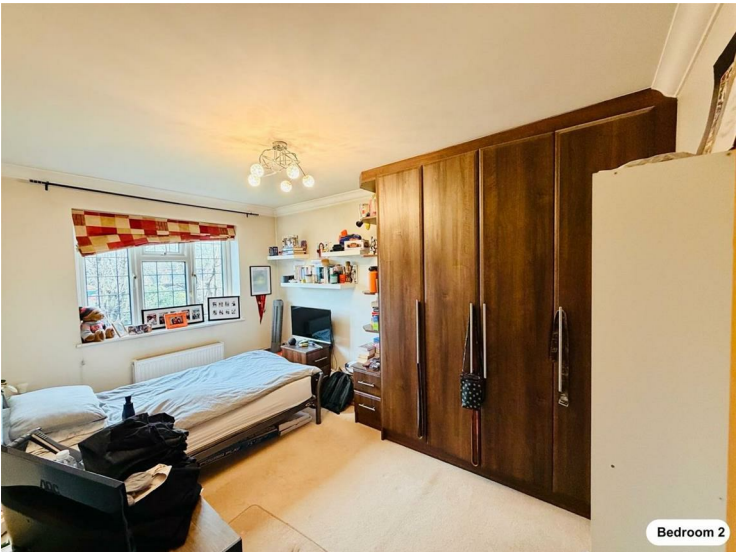
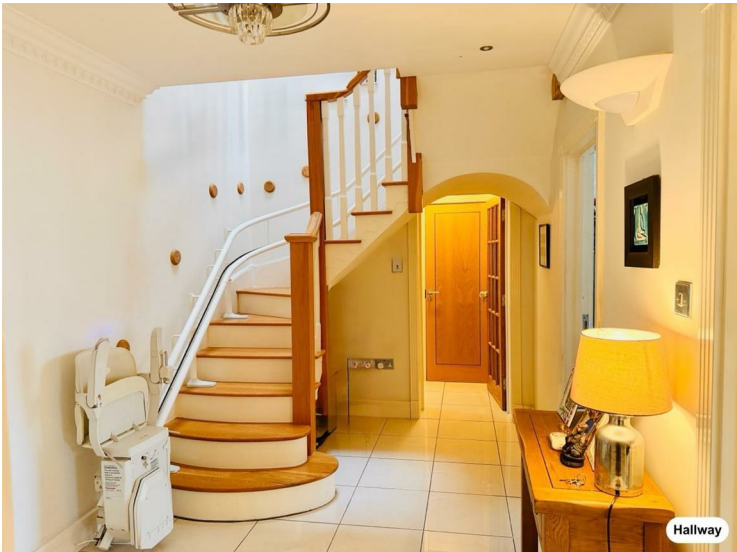
A partner of  
**The Guild Of Professional Estate Agents**  
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

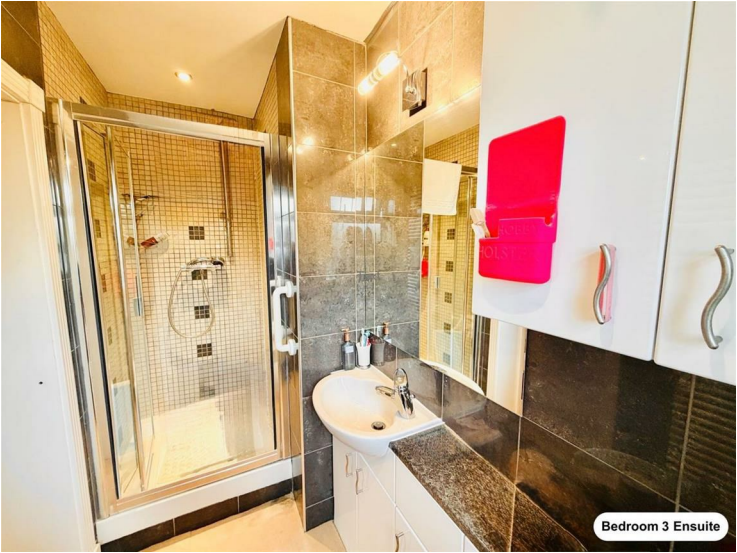




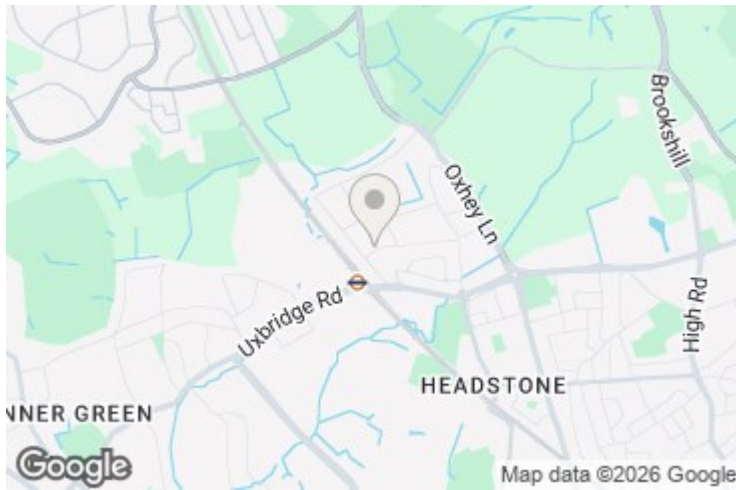


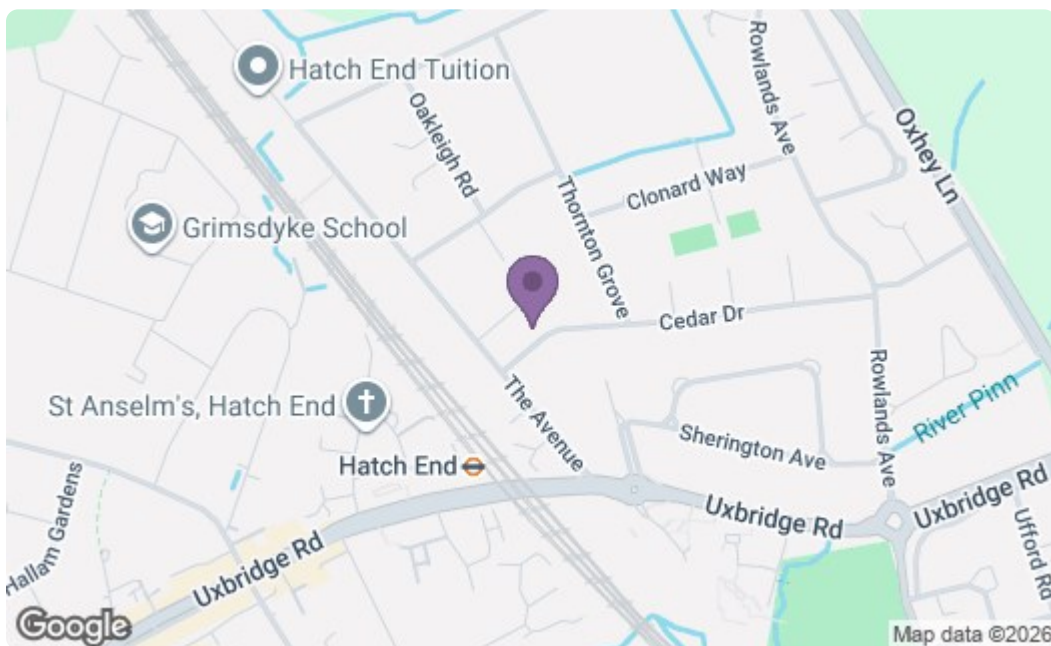














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

A partner of  
**The Guild Of Professional Estate Agents**  
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075