



90 Grimsdyke Road, Pinner, HA5 4PW Offers in excess of £625,000

Goodmove present this three bed detached house for sale on Grimsdyke Road, Greater London, HA5.

Located off Hatch End high street, this property is conveniently close to a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Pinner Village is also close by and offers additional shopping facilities and restaurants for you to enjoy. For commuters, there are excellent transport links in the area with the Overground services at Hatch End station and the Metropolitan line available at Pinner tube station. The area is well served by primary and secondary schooling, (catchment for Grimsdyke school) children's play areas and recreational facilities.

The ground floor features a bright and welcoming lounge leading through to a separate dining room, creating an excellent space for both relaxing and entertaining. The fitted kitchen provides ample workspace and storage, while a generously sized studio bedroom with adjoining shower room offers superb versatility as guest accommodation, a home office, or potential annexe-style living.

To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom and central landing. The layout provides comfortable and practical living throughout, with an excellent balance of private and communal space.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.

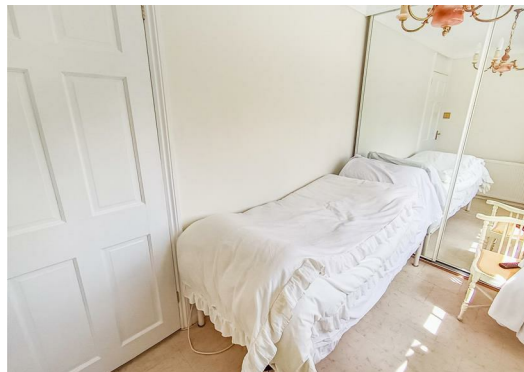


Disclaimer

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- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk