

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8421 4847

E-mail : [lettings@robertsonphillips.co.uk](mailto:lettings@robertsonphillips.co.uk)

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON  
PHILLIPS**

Est. 1991



**Ainsdale Crescent, Pinner**

**£2,200 P.C.M**

**Key Features include:**

- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Semi Detached
- Off Street Parking
- Drive To Single Garage
- Front/Rear Gardens
- Part Furnished

# Property Overview:

With generous living proportions throughout, this well presented and extended **THREE BEDROOM** semi-detached house situated in Pinner within walking distance to North Harrow station and Nower Hill Secondary School. **PART FURNISHED**

## Accommodation:

### Entrance Hall

Large entrance hall with porch, leads to front and back receptions, kitchen and downstairs W/C.

### Reception One 15' 7" x 12' 11" (4.75m x 3.94m)

Large reception room with bay window to front aspect. Room includes carpet, chest of drawers and curtains.

### L Shaped Lounge/Dining Room 25' 8" x 19' 2" (7.82m x 5.84m)

Open plan lounge/extended dining area. Window facing rear aspect and patio door leading to garden, further door leading to kitchen.

### Modern Kitchen

Recently installed galley style kitchen with window to side aspect. Range of high and low level units, electric fan assisted oven, four ring gas hob, extractor hood above and appliances include fridge freezer, washing machine and dishwasher.

### Downstairs Cloakroom

Low level flush WC and hand basin located under stairs.

### Master Bedroom

Bay window to front aspect with curtains, carpet, bedside table, chest of drawers and three free standing double wardrobes.

### Bedroom Two

Window to rear aspect with curtains, carpet, built in cupboard, double wardrobe and chest of drawers.

### Bedroom Three

Large single room with carpet, curtains and bedside table. Window to rear aspect.

### Bathroom

Modern Bathroom suite including bath with shower above, glass screen, low level flush WC, vanity wash hand basin with mirror above and heated towel rail.

### Separate WC

Modern WC with and wash hand basin.

### Own Drive

Leading to single garage.

### Off Street Parking

Off street parking available for several cars.

**Council Tax Band: F EPC Rating: D**



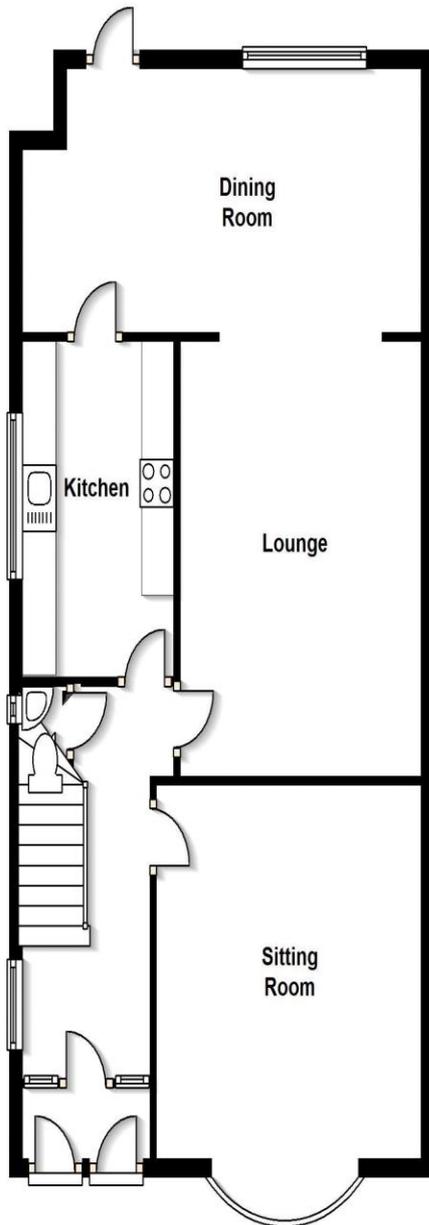


To arrange a viewing call:  
**020 8421 4847**

Robertson Phillips  
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

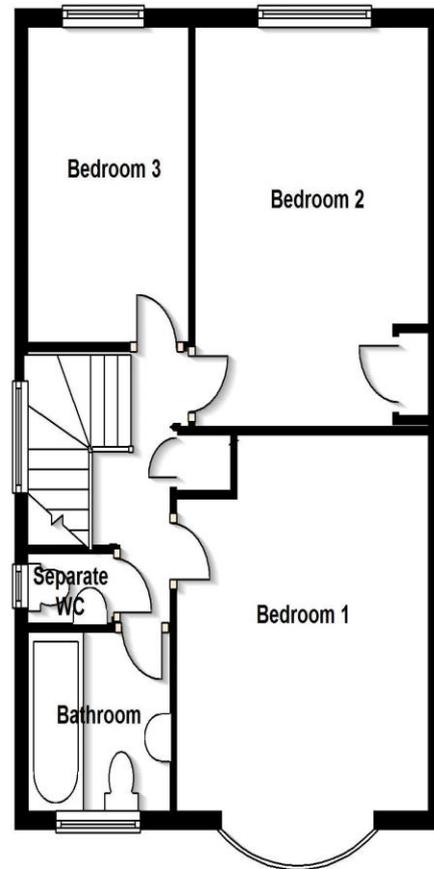
### Ground Floor

Approx. 66.5 sq. metres (715.5 sq. feet)



### First Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 115.0 sq. metres (1237.4 sq. feet)



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 80        |
| (55-68)                                     | <b>D</b> | 60                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

**DISCLAIMER:** Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**