



**A CHARMING TWO BEDROOM, TWO BATHROOM COACH HOUSE WITH NO CHAIN**

Beaumont Mews, High Street, Pinner, HA5 5JJ



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**NO ONWARD CHAIN • LOUNGE/DINER WITH PRIVATE BALCONY • WELL-EQUIPPED KITCHEN • TWO DOUBLE BEDROOMS, ONE EN-SUITE • FAMILY BATHROOM • UTILITY ROOM • INTEGRAL TWIN GARAGES • GATED ROAD • WALKING DISTANCE TO AMENITIES •**

## Description

A rare opportunity to acquire this two bedroom, two bathroom coach house, situated in a quiet, gated courtyard within the heart of Pinner. This charming property is just one of four within this development and is available to the market with no onward chain.

The ground floor comprises an entrance hallway with stairs to the first floor, a generous double bedroom benefiting from fitted wardrobes and an en-suite shower room, and access to a double garage with a utility room. To the first floor there is a light-filled, L-shaped lounge / diner with a private balcony, a well-equipped kitchen with integrated appliances, a second double bedroom and a family bathroom.





The integral twin garages provide off-street parking, with one garage having an electric door. There is the potential to convert one / both of the garages (STPP) to maximise the ground floor living space.

### Location

Located off Pinner high street, this property is just a stone's throw from a variety of shopping facilities, restaurants, coffee houses and popular supermarkets such as M&S and Sainsbury's. For commuters, Pinner station is a 2minute walk away and provides a regular service into London Via the Metropolitan Line, with Nearby Hatch End station providing the Overground service. There is also access to a number of local bus routes.

The area is well served by primary and secondary schooling, children's parks/play areas and recreational facilities.

### Additional Information

Guide Price: Price on Application

Tenure: Flying Freehold

Local Authority: London Borough of Harrow

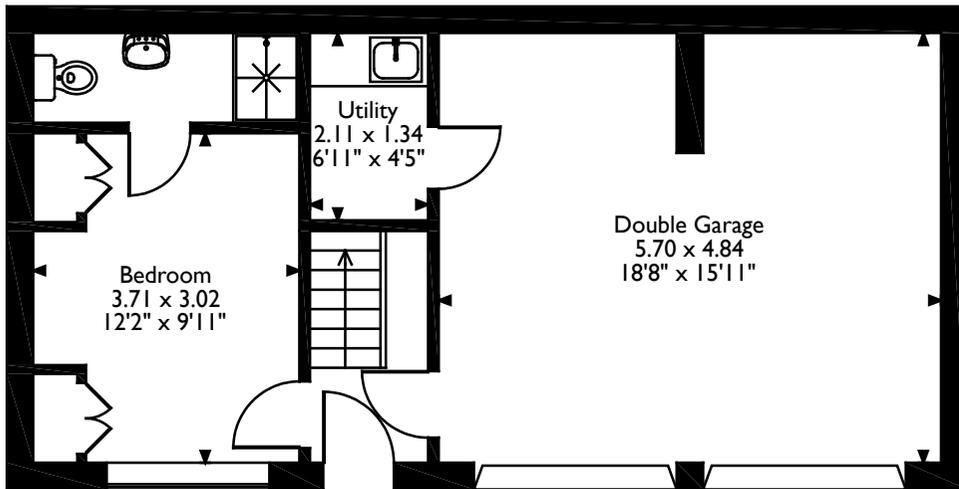
Council Tax: Band F

Energy Efficiency Rating: Band C

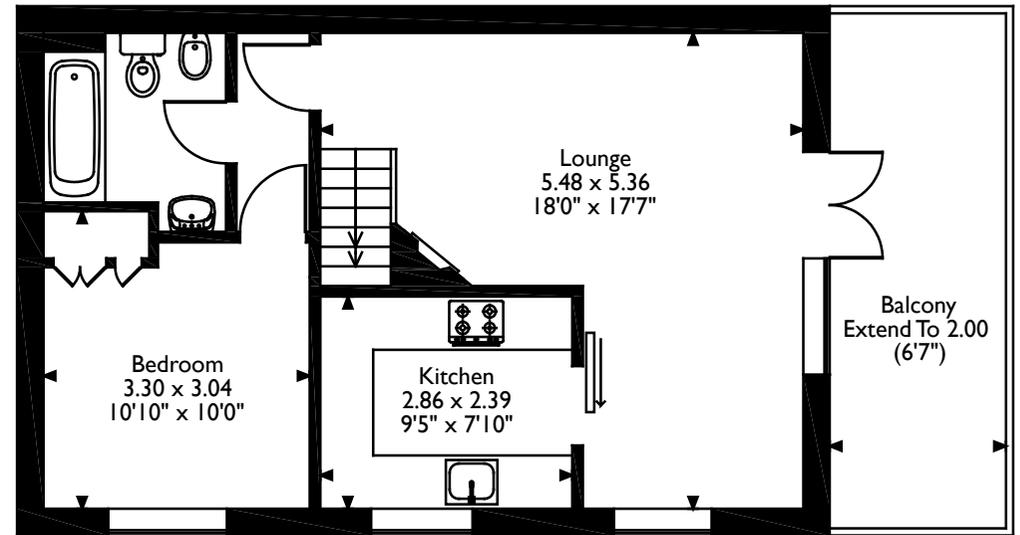


# Beaumont Mews High Street, Pinner

## Approximate Gross Internal Area 96 Sq M/1033 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

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