



**PINNELL ROAD, LONDON
SE9 6AR**



- **Period Features**
- **Approx 1/3 Acre Plot**
- **9ft High Ceilings**
- **2 Double Bedrooms**
- **4 Reception Rooms**
- **Conservatory**
- **Hand Built Pine Kitchen**
- **No Upward Chain**
- **Short Drive to Golf Club**
- **Big Serve to Tennis Club**

£360,000

PINNELL ROAD, LONDON, SE9 6AR



ENTRANCE HALL

Obscured double glazed entrance door, double glazed window to front, radiator, cupboard housing gas fired boiler, tiled floor.

HALLWAY

Radiator, large airing cupboard housing hot water cylinder, water softener, electric fuse box and security control system. Doors to kitchen/breakfast room, utility room and living room.

KITCHEN/BREAKFAST ROOM

13'2" x 10'7" (4.01m x 3.23m)

Double glazed window to front, double glazed bay window to side overlooking garden. Fitted with a range of hand built reclaimed pine wall and base units and tiled worksurfaces. Stainless steel double bowl sink and drainer unit, gas fired Aga with two hot plates and two ovens, tiled floor and splash backs, space for fridge/freezer. T.V point, telephone point.

UTILITY ROOM

9'6" x 5'11" (2.90m x 1.80m)

Fitted wall and base units and tiled worksurface with inset stainless steel double bowl sink and drainer unit. Plumbing for washing machine, wooden floor, doors to cloakroom and bathroom, tiled splash backs, loft access hatch to insulated loft space with laddered access and light.

CLOAKROOM

Window to front, radiator, low level w.c and wash hand basin, part tiled walls and tiled floor.

BATHROOM

Obscured double glazed window to front, radiator, three piece suite in white comprising panelled bath with shower over and glass screen, low level w.c and pine vanity unit housing wash hand basin, part tiled walls, tiled floor, electric shaver point.

LIVING ROOM

21'2" x 12'0" (6.45m x 3.66m)

Double glazed French doors and window to side leading to sun terrace overlooking garden. Two radiators, two T.V points, brick built open fire place with wood burning stove. Opening to dining room, double doors to sitting room and door to bedroom two. Wooden flooring.

SITTING ROOM

16'2" x 10'5" (4.93m x 3.18m)

Double glazed bay window to side overlooking garden, two radiators, study area with double doors leading to conservatory. TV point and telephone point.

VICTORIAN STYLE CONSERVATORY

14'9" x 11'10" (4.50m x 3.61m)

Double glazed construction with a brick base and double doors to garden. Radiator, tiled floor.

DINING ROOM

15'3" x 10'1" (4.65m x 3.07m)

Double glazed window to side, radiator, tiled floor, door to bedroom one.

BEDROOM 1

16'11" x 10'11" (5.16m x 3.33m)

Double glazed window to rear, radiator. Telephone point.

BEDROOM 2

16'2" x 10'5" (4.93m x 3.18m)

Double glazed window to rear, radiator, vanity unit housing wash hand basin. Telephone point.

GARDEN

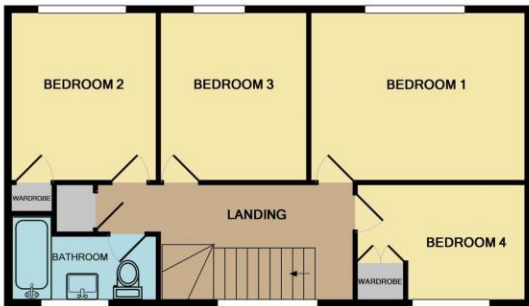
A mature lawned garden featuring a variety of trees, fruit trees, shrubs and flower beds and extending to approx 1/3 Acre (STS). There are several seating areas, a green house, fishpond, brick built BBQ and outside lighting and tap. Large timber outbuilding with power and light connected measuring approximately 24' x 12' (7.32m x 3.66m). A sun terrace offers a seating area leading off the living room and overlooking the gardens.

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Please note that this property does not come with private parking. Parking is available on Mill Street in front of St Mary's church.



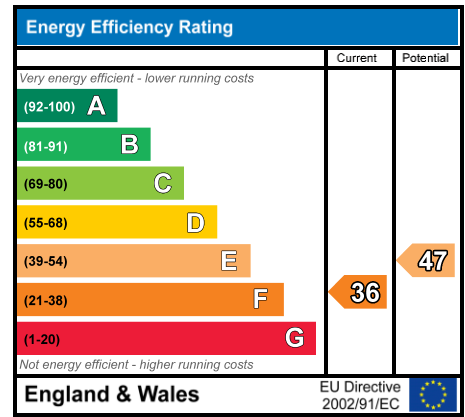
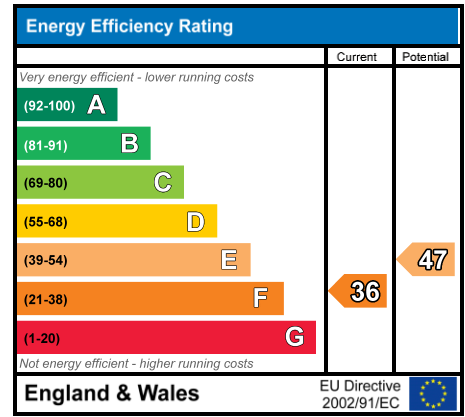
GROUND FLOOR
APPROX. FLOOR
AREA 62.3 SQ.M.
(671 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 57.6 SQ.M.
(620 SQ.FT.)

TOTAL APPROX. FLOOR AREA 119.9 SQ.M. (1291 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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