

Pinn Close

Uxbridge • Middlesex • UB8 3TB
Guide Price: £478,000



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A spacious three bedroom semi detached home tucked away just off Cowley Road in Pinn Close. Offering great potential for a superb family home. The house is in need of some renovation but offers exciting potential for anybody seeking a project in a popular location. Located in a desirable road close by to local amenities within a minutes walk, Uxbridge and West Drayton train stations, highly regarded schools and bus routes are also within walking distance.

Three bedroom semi-detached home

Spacious reception rooms

Ground floor cloakroom

Large garden

Family bathroom

Easy reach to West Drayton Station

Local amenities nearby

Close by to great transport links

Great family location

Potential to Extend (STPP)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

Pinn Close is located in a sought-after residential neighborhood with convenient access to a range of excellent local amenities. Situated just under two miles away, Uxbridge town centre offers a plethora of options including bars, restaurants, gyms, and two shopping centres. Furthermore, the Metropolitan and Piccadilly lines running from Uxbridge station provide easy access to central London. For additional convenience, West Drayton high street and railway station, located only 0.7 miles away, offer the added benefit of the Crossrail link. The vicinity also includes esteemed institutions such as Brunel University, Hillingdon Hospital, and Stockley Park, all situated nearby. Families will appreciate the presence of several highly-regarded schools in the local area.

Property

The property offers a welcoming entrance hall leading to the living room located at the front of the house, just behind, there is access into the dining room. From the dining room this leads into the additional reception room with double doors opening out into the garden. There is a fitted kitchen with some built in appliances and plenty of space for white goods. Completing the ground floor is the cloakroom. To the first floor there are three good sized bedrooms, two being double rooms with built in cupboards. Finishing upstairs is the family bathroom.

Outside

To the front there is a well maintained garden area with side access to the rear. The garden is mainly laid to lawn with a patio area closest to the house. There are spaces for parking at the front of the house.



Schools:

Cowley St Laurence CofE Primary School 0.4 Miles
St Matthew's CofE Primary School 0.5 Miles
Colham Manor Primary School 0.8 Miles



Train:

West Drayton Station 0.7 Miles
Iver Station 1.5 Miles
Uxbridge Station 1.8 Miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

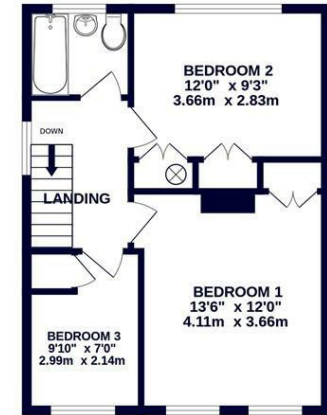
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.