




Andrew Pearce
PINNER

CUCKOO HILL DRIVE, PINNER, MIDDLESEX HA5 3PF



Presented in good condition throughout, this skilfully extended residence is located in a desirable area within walking distance of West Lodge Schools and Pinner Village.

The property boasts a versatile, free-flowing layout, ideal for large families and entertaining.

On the ground floor, you'll find a storm porch, welcoming entrance hallway, cloakroom, double reception room with an inglenook fireplace, and an extended rear reception room with skylights.

The open-plan kitchen and breakfast room features fitted units at both base and eye level. Additionally, there's a utility room and a study that could serve as a guest bedroom. The integral garage offers potential for conversion (subject to planning permission).

Upstairs, four generously sized bedrooms and a spacious family bathroom await. The large loft space could provide additional bedroom space (subject to planning).

Outside, the east-facing rear garden spans over 130ft, with a well-maintained lawn, mature trees, and flower bed borders.

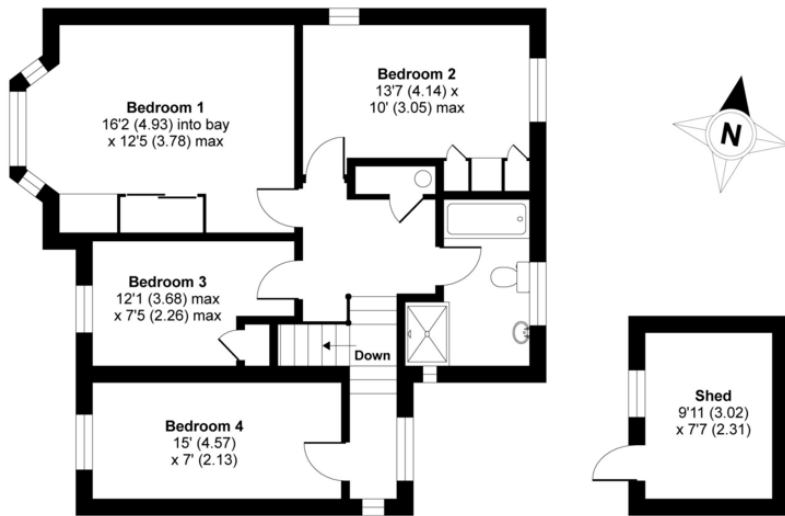
The front of the property includes an integral garage and off-street parking for 3-4 cars. Cuckoo Hill Drive, a sought-after location, is just a short walk from Pinner Village and its convenient transport links, including the Metropolitan Line Station."

West Lodge School is within a short walk.

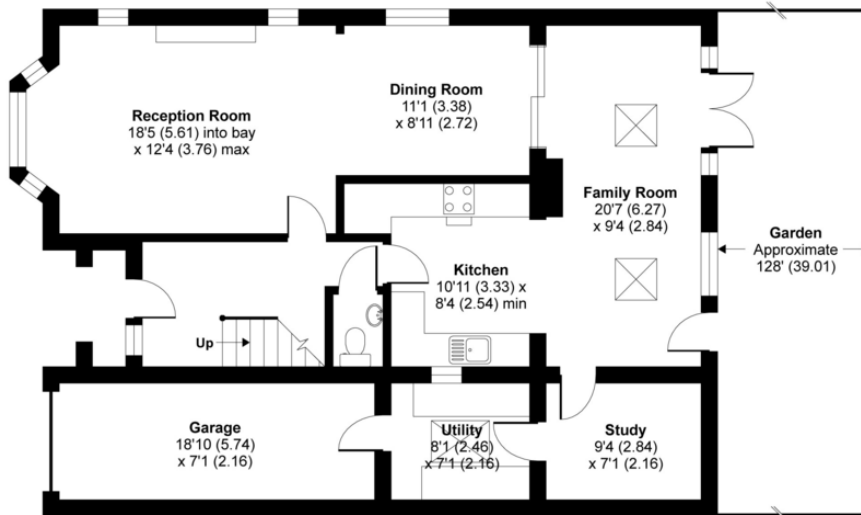


Cuckoo Hill Drive, Pinner, HA5

APPROX. GROSS INTERNAL FLOOR AREA 1816 SQ FT 168.7 SQ METRES (EXCLUDES OUTBUILDING)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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