

# Tolcarne Drive

Pinner • Middlesex • HA5 2DQ  
Offers In Excess Of: £375,000



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# Tolcarne Drive

Pinner • Middlesex • HA5 2DQ

This very well presented two bedroom first floor maisonette is perfect for those seeking a comfortable home in an ultra-convenient location. The property benefits from having no upper chain, long lease and private garden. Entering through the front door are stairs leading to a bright and welcoming hallway. Leading off the hallway is a lounge/dining room which enjoys large windows allowing sun light to flow in and ample space for table and chairs. The well appointed kitchen is fitted with a range of units at the base. There are two double bedrooms, both of an excellent size and have fitted wardrobes. The accommodation is complimented with a freshly presented bathroom and separate WC. The maisonette is located moments from both Pinner and Northwood Hills High Street. Its ideal for someone who is a regular commuter to central London and of course the high streets have an array of shops, restaurants and convenience stores.

First Floor Maisonette

Two Double Bedrooms

Modern fitted kitchen

Bathroom with separate WC

Spacious reception room

Walking distance to station and shops

Outdoor storage

Private Garden

180+ Year Lease

697sq.ft

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

Tolcarne Drive is placed footsteps from Northwood Hills High Street with a variety of shops and eateries. This maisonette is perfectly positioned for highly sought after schools, Harlyn Primary school and Haydon Secondary School. The area is well served by parks, playgrounds and recreational facilities. For commuters, there are numerous bus routes and the Metropolitan Line station, providing access into Central London.

### Description

This first-floor maisonette offers well-presented interiors throughout. The property comprises of a welcoming reception room and a modern kitchen with fitted appliances. Completing the property are two spacious double bedrooms and a bathroom with a separate WC.

### Outside

Externally, there is a private patio area overlooking the well maintained private garden and storage shed.







### Schools:

Northwood Hills Station 0.4 miles  
Pinner Station 0.9 miles  
Northwood Station 1.3 miles



### Train:

Harlyn Primary School 0.0 miles  
Northwood School 0.4 miles  
Pinner Wood School 0.5 miles



### Car:

M4, A40, M25, M40



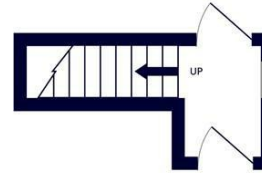
### Council Tax Band:

D

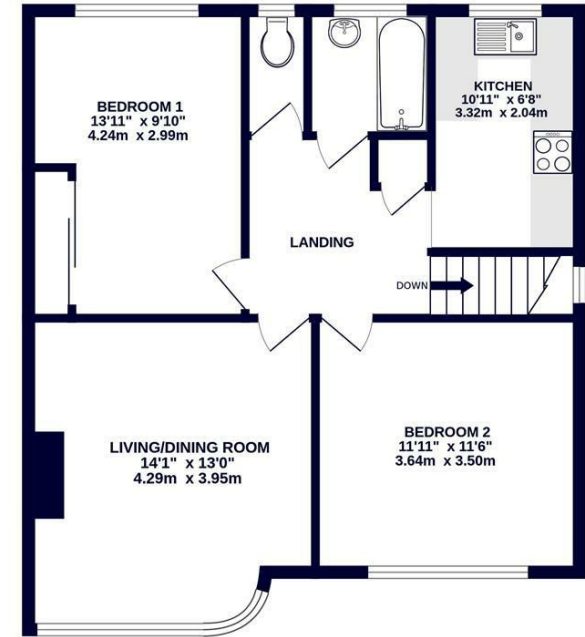
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
44 sq.ft. (4.1 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

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.