

Lulworth Drive

Pinner • • HA5 1NE
Asking Price: £800,000



coopers
est 1986

Lulworth Drive

Pinner • • HA5 1NE

We are delighted to present this beautiful characteristic four bedroom semi detached house. It's charm will delight all those seeking light filled and spacious rooms. The location is ideal for those looking to be within catchment of Pinner High and Cannon Lane Schools.

Alternatively it suits the commuter being perfectly situated between Pinner, Eastcote and Rayners Lane Stations.

Semi Detached House

Four Bedrooms

Two Bathrooms

Excellent Location

Large Garden

Own Driveway

Loft Conversion

Chain Free

Characteristic

Approx Area: 1459 sq 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

Lulworth Drive is a popular residential road, ideally located between Pinner, Eastcote, and Rayners Lane offering their variety of shops, restaurant, schools, parks and amenities. The Metropolitan/Piccadilly line station based at both Eastcote and Ruislip offers swift and regular connections to Baker Street and the City. There are a number of highly regarded schools in the area including Cannon Lane Primary School, Pinner High School and West Lodge Primary School. For the motorist, the A40/M25 is only a short drive away providing access to London and the Home Counties.

Description

The spacious entrance hall gives access to the ground floor rooms and has stairs to the first floor. There is a lovely living room with bay window to the front aspect, and a dining room with double doors leading to the rear garden. There is a separate modern fitted kitchen that has plenty of storage space and integrated appliances. Completing the ground floor is a utility room, WC and access to the garage. On the first floor, there are three comfortable bedrooms and family bathroom. The second floor hosts a superb master bedroom with walk-in en-suite shower room.

Outside

To the front sits a large paved driveway for off street parking. To the rear is a beautifully laid out garden full of shrubbery and grass laid to lawn.



Schools:

Cannon Lane Primary School (0.10 miles)
Pinner High School (0.89 miles)
West Lodge Primary School (0.92 miles)



Train:

Eastcote (0.67 miles)
Pinner (0.98 miles)
Ruislip Manor (1.23 miles)



Car:

M4, A40, M25, M40

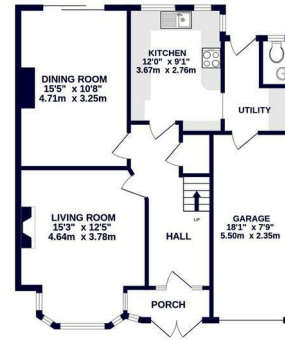


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



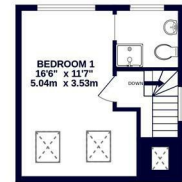
GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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
E3 (Effective 2022/01/01)

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.