

Langland Drive

Pinner • • HA5 4SA
Asking Price: £1,225,000



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GREAT POTENTIAL TO EXTEND STPP. A charming detached property offering well maintained interiors throughout and in a sought-after setting. This spacious four bedroom home is an excellent proposition for families seeking quiet privacy with many further possibilities. Just moments away from the bustling hubs of Pinner and Hatch End, offering an abundance of amenities and transport links.

Three Reception Rooms

Modern Kitchen and Utility

Four Spacious Bedrooms

Two Bathrooms

Double-Length Garage

Swimming Pool

Off-Street Parking for Multiple Cars

Large Plot and Further Scope to Extend (STPP)

Short Walk to Hatch End High Street

Approx Area: 2170 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.





Description

This stunning property boasts a well-designed layout on the ground floor, featuring two spacious reception rooms and family room perfect for relaxing or entertaining guests. There is a fully-fitted kitchen and utility room overlooking the beautifully landscaped rear garden. Additionally, the ground floor includes a convenient WC and a generous study, providing ample space for work or study from home.

The hallway with a shaped staircase adds a touch of elegance to the home, creating a grand entrance for visitors. Upstairs, you will find four well-appointed double bedrooms and a family bathroom. The master bedroom benefits from fitted wardrobes, an en-suite bathroom, and large eave storage for all your belongings.

Outside

Externally this family residence offers a private east facing rear garden that is laid to lawn with a large patio area. One of the standout features of this property is the swimming pool, offering a refreshing escape during the warm summer months. To the front there is a large double-length garage and driveway, allowing off-street parking for multiple cars.

Location

Situated on a quiet and desirable residential cul de sac within easy reach to both Pinner and Hatch End. The High Streets offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters there are excellent transport facilities nearby including the Overground service at Hatch End, the Metropolitan Line at Pinner and numerous local bus routes. The area is well served by primary and secondary schooling and local parks / recreational facilities.





Schools:

Grimsdyke School 0.4 miles
Woodhall Primary School 0.8 miles
Pinner Wood School 0.7 miles



Train:

Hatch End Station 0.6 miles
Pinner Station 1.0 miles
Headstone Lane Station 1.2 miles



Car:

M4, A40, M25, M40



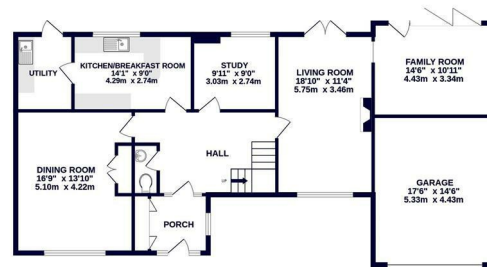
Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



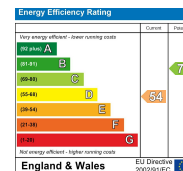
TOTAL FLOOR AREA: 2170 sq.ft. (201.6 sq.m.) approx.

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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0208 017 6000
18 Bridge Street, Pinner,
Middlesex, HA5 3JF
pinner@coopersresidential.co.uk

CoopersResidential.co.uk



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