

# Kingsley Road

Pinner • • HA5 5RB  
Asking Price: £550,000



coopers  
est 1986

# Kingsley Road

Pinner • • HA5 5RB

Nestled in a sought-after location, this charming three-bedroom end of terrace home exudes character and period features throughout. Offered to the market with no onward chain and the endless potential to add your personal touch. Within easy reach of all of Pinner and Harrow amenities, reputable schools, and excellent transport links, making it an ideal choice for families or commuters.

Character End of Terrace

Three Bedrooms

Two Reception Rooms

Lean to with access to private garden

Kitchen

Downstairs WC

Family Bathroom

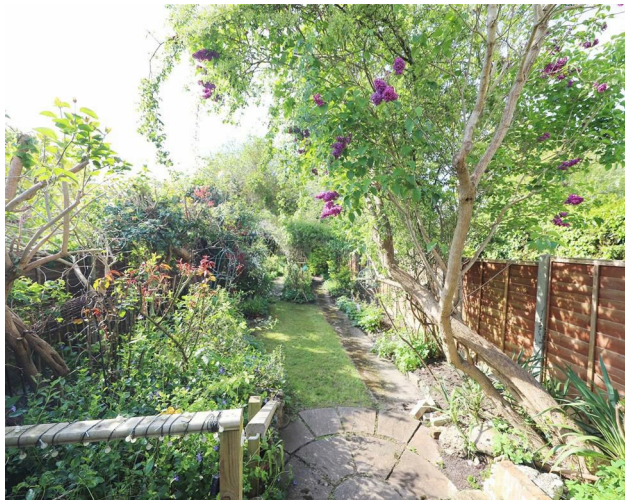
Walking Distance to Outstanding Schools

No Onward Chain

Approx Area: 1101 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

The ground floor of this property welcomes you with an entrance hallway that leads you to two reception rooms, a fitted kitchen, and a convenient lean-to area with a separate WC. The lean-to offers direct access to the private garden, providing a serene outdoor retreat, as well as a side access door for added convenience. Venturing to the first floor, you will find three generously sized bedrooms and one family bathroom.

### Outside

Outside, this property offers a front garden that adds to its welcoming curb appeal. Convenient on-street parking ensures easy access for residents and guests. The side access provides additional convenience, allowing for ease of movement around the property.

The highlight of the outdoor space is the private rear garden. Embrace the potential of the front, rear, and side outdoor spaces to enhance your lifestyle and make the most of your living environment.

### Location

Located just off Pinner Road, this property benefits from its close proximity to the high streets of Pinner and North Harrow. Residents have easy access to a variety of shopping facilities, restaurants, coffee houses, and a popular supermarket, ensuring convenience and a bustling local community.

For commuters, both Pinner and North Harrow train stations are within walking distance, providing regular train services into London via the Metropolitan Line. Additionally, the area is well-connected with several local bus routes, offering further transportation options for residents.

Families with children will appreciate the proximity to a range of local schooling options, as well as children's parks and playgrounds for recreational activities. Pinner Village Gardens offers a peaceful retreat for residents to enjoy nature and outdoor leisure. The property is in the catchment area for several Ofsted outstanding schools, including Pinner Park Nursery, Infant & Junior School, St John Fisher Catholic School, and Nower Hill High School & Sixth Form, providing excellent educational opportunities for families in the area.



### Schools:

St John Fisher Catholic Primary School 0.1 miles  
Nower Hill High School 0.3 miles  
Reddiford School 0.3 miles



### Train:

Pinner Station 0.5 miles  
North Harrow Station 0.5 miles  
Rayners Lane Station 1.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



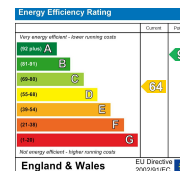
TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.

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.  
Made with Metropix C2024



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

CoopersResidential.co.uk



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.