

# Cuckoo Hill Drive

Pinner • Middlesex • HA5 3PF

Asking Price: £1,350,000



coopers  
est 1986



# Cuckoo Hill Drive

Pinner • Middlesex • HA5 3PF

We are delighted to bring to the market this must-see three bedroom detached residence with character and space in full flow. Ideally near to Pinner Village and on a tree-lined road just a stones throw away from Pinner High Street which offers a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include the Metropolitan Line at Pinner tube station which provides a fast and frequent service into Central London and beyond. The area is well served for primary and secondary schooling with West Lodge School in close proximity, children's parks/playgrounds and recreational facilities.

Detached House

Three Bedrooms

One Bathroom/Two Separate WCs

Large Garden

Private Parking

Tree-lined Road

Highly Sought After Location

Potential To Extend STPP

Characterful

1583sq.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**

Cuckoo Hill Drive is a sought after road located less than half a mile from the centre of Pinner, with its comprehensive range of shops, supermarkets, coffee shops and restaurants. The Metropolitan Line train station is within close proximity, with frequent service to London Baker Street. The mainline to London, Euston is available at Hatch End. For motorists, the M1, M40 and M25 motorways are also easily accessible.

### **Description**

This detached house has a characterful design with the ground floor comprising a porch at the front, a spacious living room and separate dining room. The ground floor also houses an all important WC. The large kitchen has a beautiful garden outlook with everything built in. Heading up to the first floor, the home features three large double bedrooms all of which offer additional built in storage, perfect for a small family or individuals needing extra space for guests or a home office. The single bathroom is spacious and convenient for everyday use and also features a separate WC. There is also a garage that provides additional storage and parking space for vehicles. Overall, this house offers a very well designed and light filled layout and comfortable living space for its residents.

### **Outside**

To the front sits a driveway space for off street parking. At the rear there is a large garden that is very lovingly kept and predominantly laid to lawn along with an array of shrubbery along the edges. The large patio area is also very well suited for outdoor dining.



### Schools:

West Lodge Primary School (0.10 miles)  
Harlyn Primary School (0.70 miles)  
St John Fisher Catholic Primary School (0.78 miles)



### Train:

Pinner (0.42 miles)  
Eastcote (1.00 miles)  
North Harrow (1.15 miles)



### Car:

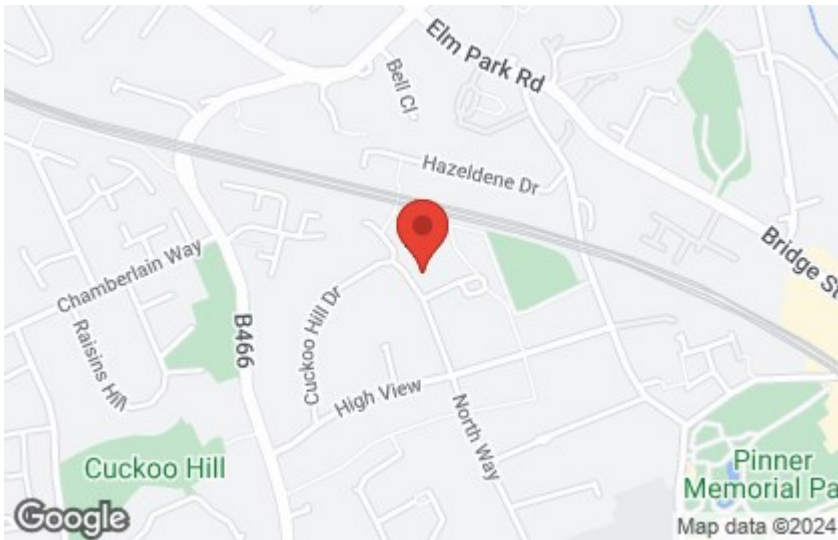
M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



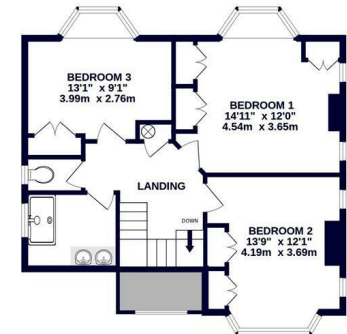
OUTBUILDING  
281 sq.ft. (25.9 sq.m.) approx.



GROUND FLOOR  
662 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Energy inefficient - 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.