

# Rosecroft Walk

Pinner • • HA5 1LL  
Guide Price: £850,000



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Located in a sought-after neighbourhood, this spacious semi-detached four-bedroom house offers a perfect blend of space and comfort. Located in close proximity to the amenities of both Pinner and Eastcotes. It is also conveniently in the catchment area of Ofsted 'Outstanding' Cannon Lane Primary School and excellent transport links, making it perfect for families looking to grow.

Semi Detached Home

Four Bedrooms

Two Bathrooms

Two Large Reception Rooms

Fitted Kitchen

Study/Games Room

Off-Street Parking

Garden Store

Catchment of Outstanding Schools

Approx Area: 1525 sqft

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 accommodation comprises a spacious entrance hallway, a front aspect reception room and a separate rear aspect dining room opening onto the garden. There is a fitted kitchen which also provides access into the garden. Completing the ground floor is a WC and additional room which can be used as study or games room. To the first floor is the master bedroom with en-suite, three further bedrooms, and a family bathroom.

### Outside

To the front sits a driveway for private off street parking big enough for multiple cars. The property also benefits from a EV charge point for electric cars. At the rear is an impressively sized garden that is partly laid to lawn along with decking area. There is also a garden store.

### Location

Rosecroft walk is set in a desirable and convenient location. The property is situated within walking distance to Eastcote and Pinner's high streets including Metropolitan Line (Fast train Pinner) and Piccadilly line stations. The area is well served by primary and secondary schooling including; Cannon Lane Primary School (Outstanding), West Lodge Primary School and Pinner High School, all within walking distance. The property is also nearby plenty of local parks and playing fields.





### Schools:

Cannon Lane Primary School 0.2 miles  
Pinner High School 0.3 miles  
West Lodge Primary School 0.6 miles



### Train:

Eastcote Station 0.6 miles  
Pinner Station 0.8 miles  
Rayners Lane Station 0.9 miles



### Car:

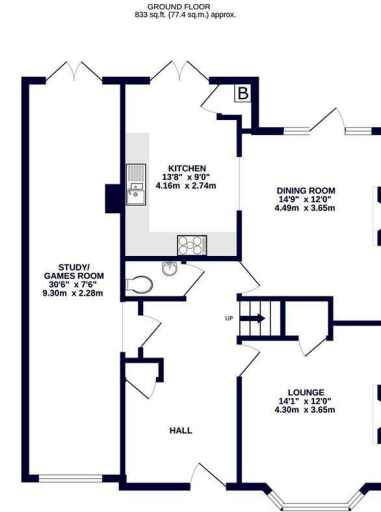
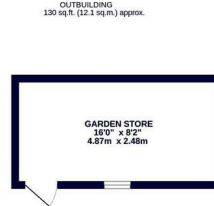
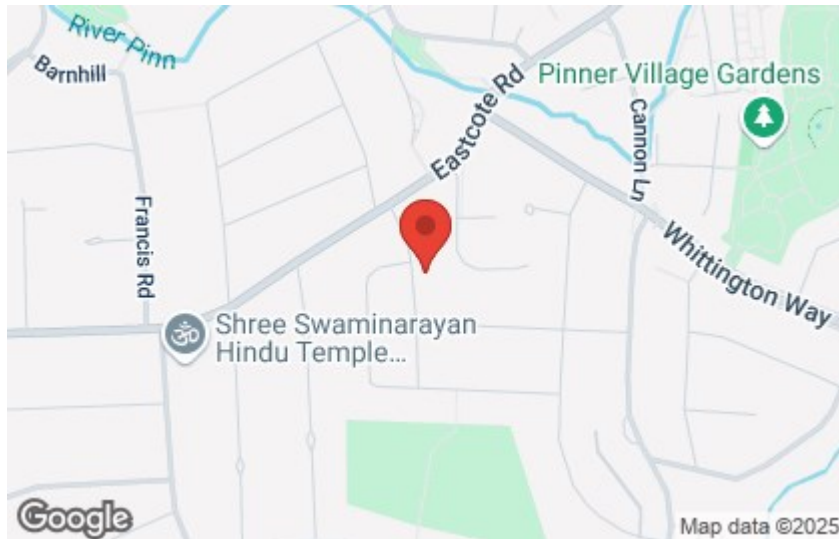
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA : 1525 sq.ft. (141.6 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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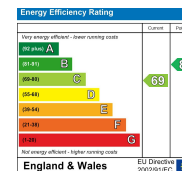
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