

Cuckoo Hill

Pinner • • HA5 2BE
Asking Price: £825,000



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This three-bedroom Arts and Crafts cottage is a delightful blend of charm and character, set in a highly sought-after location in Pinner. The property boasts a beautifully established, secluded garden, perfect for relaxation. Built in the 1920s, Cuckoo Hill showcases the timeless elegance of the Arts and Crafts architectural movement. Its distinctive features include quaint casement windows, half-hipped roofs, and intricately designed chimneys that exude period charm entertaining, and includes the added benefit of a versatile summerhouse/home office.

Corner Position

Detached Garage

Character Home

Built in 1920's

Three Bedrooms

Arts and Crafts

Great Local Amenities

Rear Garden & Separate Courtyard

Family Bathroom

1,525 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

Cuckoo Hill enjoys a prime location just a short stroll from Pinner, offering a vibrant mix of boutique shops, restaurants, cozy coffee houses, and well-known supermarkets. For commuters, excellent transport options include local bus services and the Metropolitan Line from Pinner station, providing regular connections to Central London and beyond. The area is also renowned for its excellent selection of schools, children's parks, playgrounds, and a variety of recreational facilities, making it an ideal setting for families.

Description

Upon entering the property, you are welcomed into a hallway that leads to a bright sitting room featuring triple-aspect windows and a charming fireplace. The kitchen, fully equipped with modern fittings, flows seamlessly into the adjoining dining room, where double doors open out to the garden. At the rear of the ground floor, there is a spacious double bedroom with an en suite cloakroom and direct access to the garden. Upstairs, there are two additional double bedrooms, one of which includes access to a generous loft storage area. A contemporary family bathroom is also located on this level, complete with both a bathtub and a separate shower.

Outside

Outside, the property enjoys a mature, wraparound garden filled with established trees and shrubs. The double doors from the dining room open onto a decked area leading to a lawn and a pathway that winds its way to a sunny patio at the rear. The garden also features a versatile summerhouse, perfect for use as a home office or creative space. To the rear, a garage with power offers convenient storage, workspace, or off-street parking.



Schools:

West Lodge Primary School 0.3 miles
 Harlyn Primary School 0.5 miles
 Pinner Wood School 0.8 miles



Train:

Pinner Station 0.6 miles
 Northwood Hills Station 0.9 miles
 Eastcote Station 1.0 miles



Car:

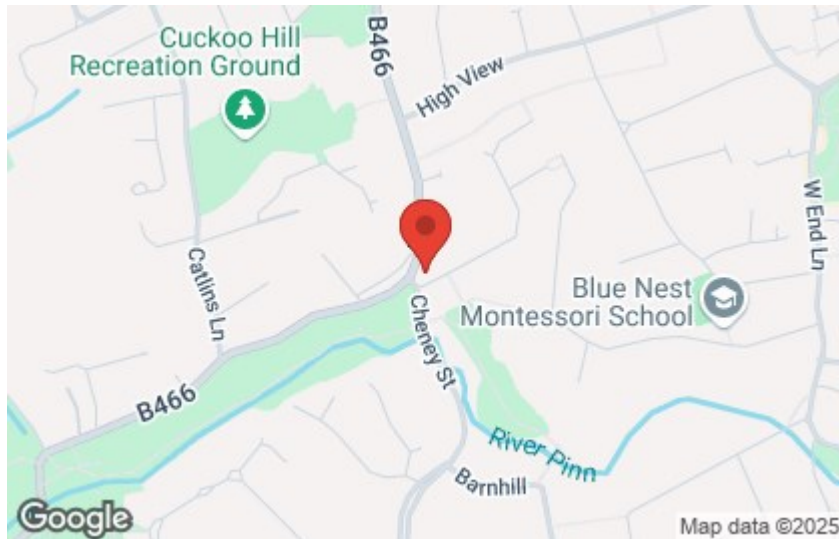
M4, A40, M25, M40



Council Tax Band:

F

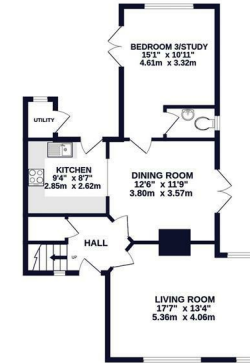
(Distances are straight line measurements from centre of postcode)



OUTBUILDINGS
 261 sq.ft. (24.2 sq.m.) approx.



GROUND FLOOR
 685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
 580 sq.ft. (53.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
Not energy efficient - higher running costs		
England & Wales		
EU 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.