

# Rodney Gardens

Pinner • • HA5 2RT  
Asking Price: £1,065,000



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This beautifully renovated chalet-style bungalow offers a modern and versatile living space, perfect for contemporary family life.

Situated on Rodney Gardens, a charming residential street within the highly desirable Eastcote Park Estate, this home enjoys a peaceful yet convenient setting. The picturesque location provides a perfect balance of tranquility and accessibility, making it an excellent choice for families and professionals alike.

With stylish interiors, a thoughtfully designed layout, and high-quality finishes throughout, this stunning property is ready to move into and enjoy.

Extended Detached Bungalow

Open Plan Living Throughout

Four Double Bedrooms

South Facing Garden

Private Garage

Off-Street Parking

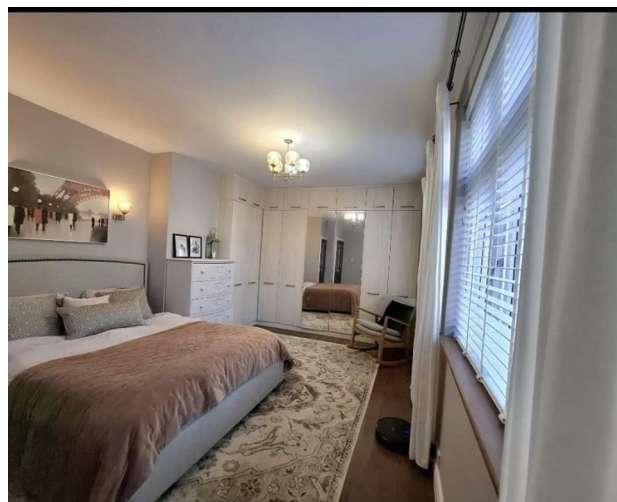
Two Modern Bathrooms

Located in the Eastcote Park Estate

Recently Renovated

Approx Area: 1849 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

Upon entering, you are welcomed into a spacious reception hall that seamlessly connects the main areas of the home. To the front, two generously sized ground-floor bedrooms provide flexible accommodation, with the master bedroom benefitting from fitted wardrobes. A stylish and well-appointed bathroom is conveniently located nearby.

The heart of the home is the stunning open-plan kitchen, dining, and living area, designed for effortless entertaining. This light-filled space boasts sleek, modern finishes, a central island, and ample room for both dining and relaxation. Large bi-fold doors open onto the garden, creating a seamless indoor-outdoor connection. A separate utility room offers additional practicality.

Upstairs, the first floor features two further well-proportioned bedrooms, both with fitted wardrobes, ensuring ample storage space. A contemporary family bathroom serves this level, offering modern comforts. Additionally, the property benefits from a spacious eaves storage area, perfect for keeping the home organised.

### Outside

Externally, the property benefits from ample off-street parking, providing convenience for multiple vehicles. The rear garden offers a perfect blend of relaxation and entertainment space, featuring a paved patio ideal for outdoor dining, leading to a well-maintained lawn with mature shrub borders, adding a touch of greenery and privacy.

### Location

Rodney Gardens is conveniently located within walking distance of Eastcote and Pinner, both offering a variety of boutique shops, restaurants, coffee houses, and supermarkets.

For commuters, the area provides excellent transport links, including local bus routes, Pinner Station (Metropolitan Line), and Eastcote Station (Metropolitan & Piccadilly Lines) for easy access to London.

Families benefit from highly regarded primary and secondary schools, including Cannon Lane School, just half a mile away. The area also boasts parks, playgrounds, and recreational facilities, perfect for outdoor activities and community engagement.



### Schools:

Harlyn Primary School 0.7 miles  
Cannon Lane Primary School 0.6 miles  
West Lodge Primary School 0.6 miles



### Train:

Eastcote Station 0.7 miles  
Pinner Station 0.9 miles  
Northwood Hills Station 1.0 miles



### Car:

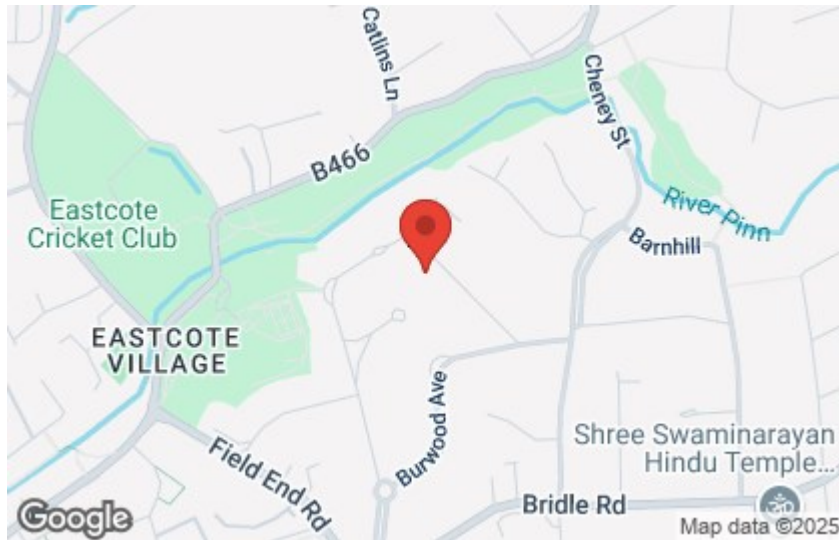
M4, A40, M25, M40



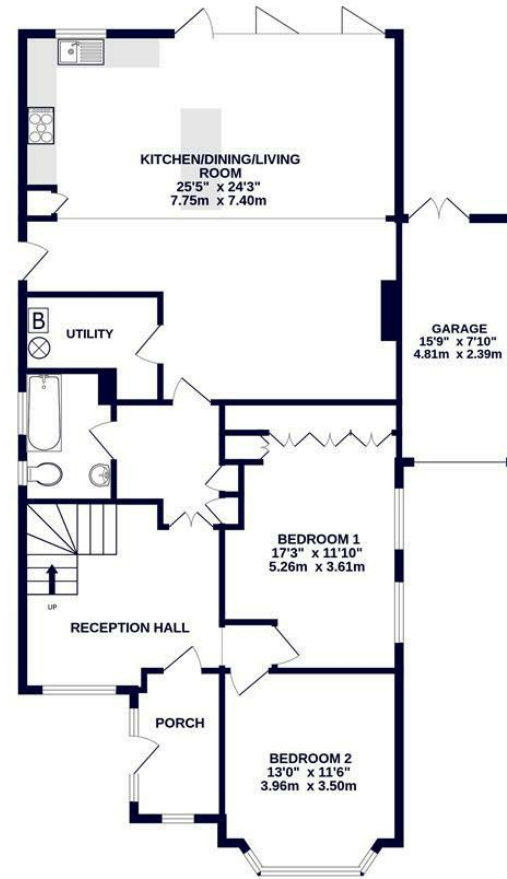
### Council Tax Band:

F

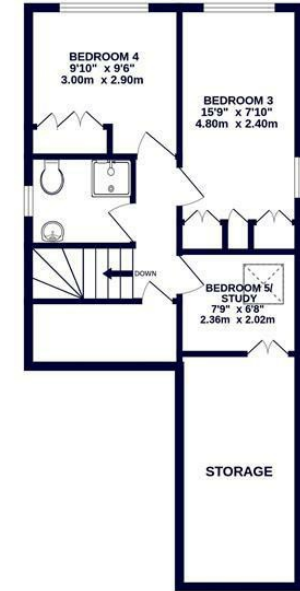
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1332 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1849 sq.ft. (171.8 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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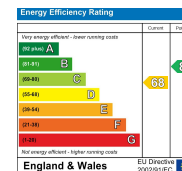
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