

# Rodney Gardens

Pinner • Middlesex • HA5 2RT

Asking Price: £795,000



coopers  
est 1986

# Rodney Gardens

Pinner • Middlesex • HA5 2RT

Situated on the sought-after Eastcote Park Estate, Rodney Gardens offers a peaceful yet convenient setting. This two-bedroom, one-bathroom detached bungalow sits on a quiet residential road, making it ideal for families and professionals alike. With no upper chain, off-street parking, a garage, and significant potential to extend (STPP), this home presents a fantastic opportunity to add value and make it your own.

Detached Bungalow

Two Bedrooms

One Bathroom

No Onward Chain

Well Maintained Garden

Off Street Parking

Private Garage

Located in the Eastcote Park Estate

Two Large Reception Rooms

Approx Area: 912 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 through the porch, you are welcomed into a central hallway that seamlessly connects all the main areas of the home. At the front of the bungalow, there is a dedicated dining room, perfect for family meals or entertaining guests. Towards the rear, a spacious and light-filled living room provides a comfortable space to unwind, with French doors opening onto the garden, creating a wonderful indoor-outdoor flow.

The kitchen is thoughtfully positioned at the rear, offering ample storage and workspace, along with direct garden access—ideal for those who enjoy alfresco dining or gardening.

The property features two well-proportioned bedrooms, each offering versatility for use as a sleeping area, home office, or guest room. A centrally located family bathroom serves all rooms conveniently, completing this well-designed home.

### Outside

Externally, the property boasts a spacious front driveway, providing ample parking for multiple cars. To the side, there is a private garage, while the rear features a beautifully maintained garden with a lush lawn and a charming patio area.

### Location

Rodney Gardens is ideally situated within walking distance of both Eastcote and Pinner, offering a diverse selection of boutique shops, restaurants, coffee houses, and supermarkets.

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

Families will appreciate the proximity to highly regarded primary and secondary schools, such as Cannon Lane School, just half a mile away. Additionally, the area features parks, playgrounds, and recreational facilities, making it perfect for outdoor activities and fostering a strong sense of community.





### Schools:

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



### Train:

Eastcote Station 0.8 miles  
Pinner Station 0.8 miles  
Northwood Hills Station 1.0 miles



### Car:

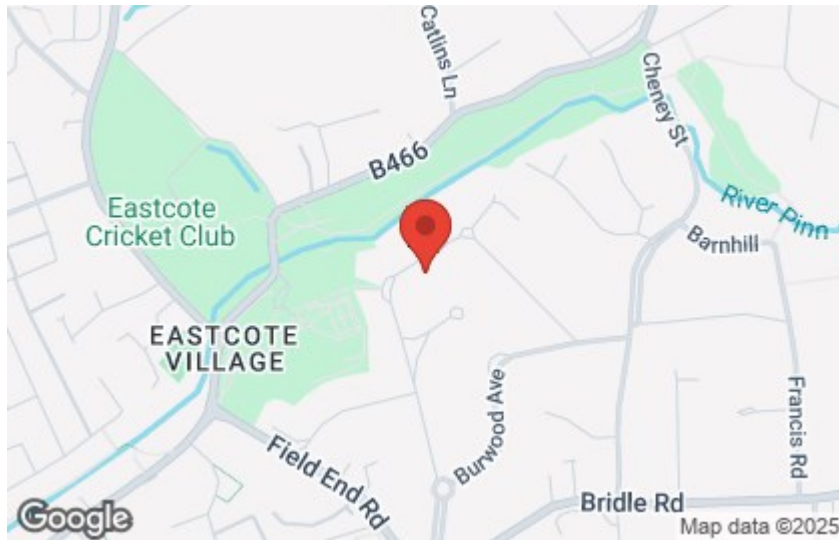
M4, A40, M25, M40



### Council Tax Band:

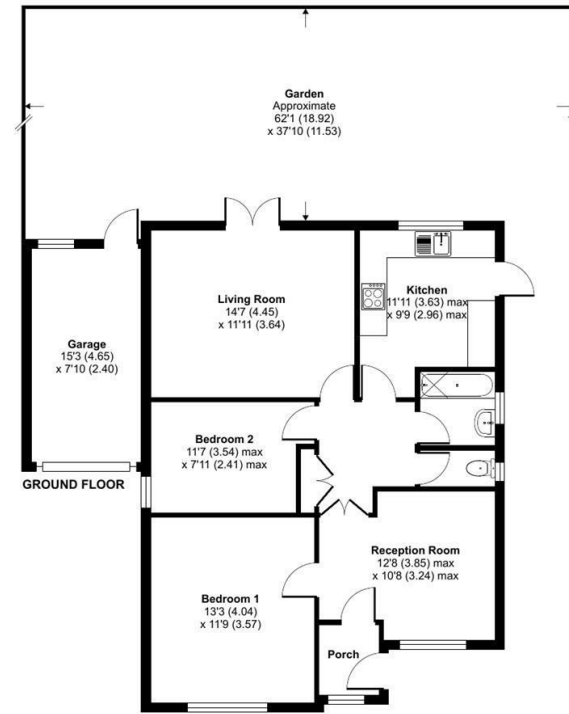
F

(Distances are straight line measurements from centre of postcode)



## Rodney Gardens, Pinner, HA5

Approximate Area = 792 sq ft / 73.5 sq m  
Garage = 120 sq ft / 11.1 sq m  
Total = 912 sq ft / 84.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1253356

**coopers**  
est 1986

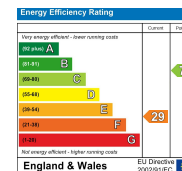
**coopers**  
est 1986

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.