

Cloister Wood, Uxbridge Road

Pinner • Middlesex • HA5 3PY
Offers In Excess Of: £375,000



coopers
est 1986

Cloister Wood, Uxbridge Road

Pinner • Middlesex • HA5 3PY

Perfectly positioned in the heart of Pinner, this stunning two bedroom split-level conversion will impress those seeking space, style and luxury. Upon entering the property, you are immediately greeted by a hallways providing direct access to the fully-tiled family bathroom, a spacious storage cupboard and the 11ft master bedroom. Stairs rise to the first floor where a light-filled, 31ft open-plan reception room awaits. To the left, you will find an impressive fitted kitchen. Cleverly designed, the kitchen benefits from an excellent range of storage, worktop space and a selection of high quality integrated appliances. Completing this floor is the 11ft second bedroom and separate W.C. Readymade, and a true example of fine living this exceptional residence is ideal for the growing family, downsizers and investors alike.

First floor apartment

Two bedrooms

31ft living area

Contemporary fitted kitchen

Spacious master bedroom

Family bathroom

10ft second bedroom

Separate W.C.

Allocated parking

901 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.





Directions

From our Pinner office on Bridge Street, head north-west and turn right onto Waxwell Lane. Proceed straight to the end of Waxwell Lane and continue towards the end of the road before turning right onto Uxbridge Road. Cloister Wood can be located on your left hand side, almost immediately.

Situation

Cloister Wood can be found on Uxbridge Road, ideally located moments away from the ever popular Pinner Village with its vast selection of local shops and highly regarded bars and restaurants. Hatch End High Street is a short drive away with a choice of similar amenities. Commuters are well catered for with the nearby Overground station based at Hatch End providing swift and regular connections into Euston and the City. Pinner station also offers the Metropolitan line with easy access towards both Amersham and London Aldgate. For families there are a number of highly regarded schools in the area for all levels of education including Grimsdyke Primary school and Hatch End & Nower Hill secondary schools. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties.

Description

Perfectly positioned in the heart of Pinner, this stunning two bedroom split-level conversion will impress those seeking space, style and luxury. Upon entering the property, you are immediately greeted by a hallways providing direct access to the fully-tiled family bathroom, a spacious storage cupboard and the 11ft master bedroom. Stairs rise to the first floor where a light-filled, 31ft open-plan reception room awaits. To the left, you will find an impressive fitted kitchen. Cleverly designed, the kitchen benefits from an excellent range of storage, worktop space and a selection of high quality integrated appliances. Completing this floor is the 11ft second bedroom and separate W.C. Readymade, and a true example of fine living this exceptional residence is ideal for the growing family, downsizers and investors alike.

Outside

To the front of the block, there is a large paved area providing allocated, residential off-street parking. To the rear, a well-maintain communal garden to enjoy throughout the summer months.



Schools:

Northwood School (1.60 miles)
 Nower Hill High School (1.73 miles)
 Pinner Wood School (0.61 miles)



Train:

Pinner (0.41 miles)
 Hatch End (0.95 miles)
 Northwood Hills (1.17 miles)



Car:

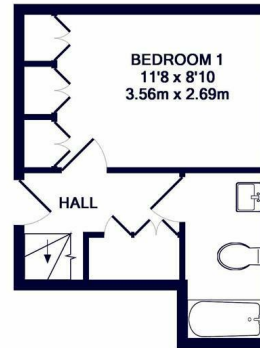
M4, A40, M25, M40



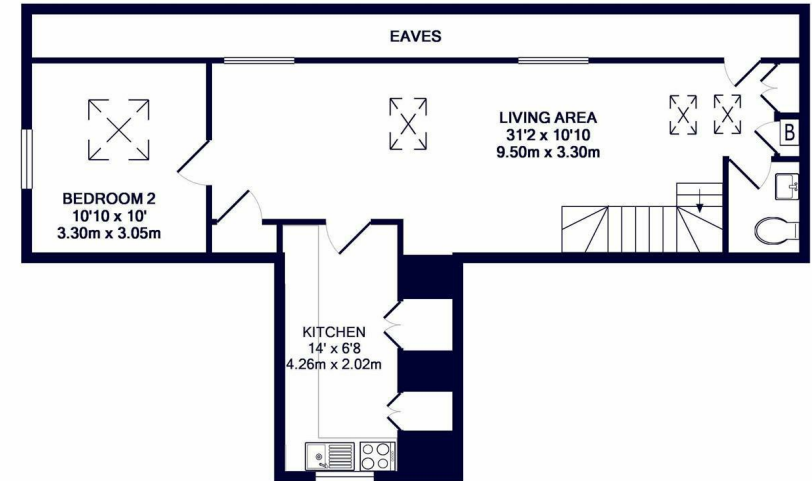
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 APPROX. FLOOR
 AREA 221 SQ.FT.
 (20.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 680 SQ.FT.
 (63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix ©2017

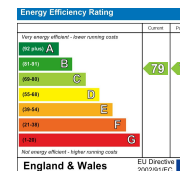
coopers
 est 1986

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.