

West End Lane

Pinner • • HA5 1BU
Offers In Excess Of: £1,250,000



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Nestled in a highly desirable and rarely available location, this charming detached family residence is ideally situated for West Lodge School. Offering three bedrooms and flexible living accommodation throughout, the property has been extended to the rear and boasts a beautifully maintained garden. Just moments from Pinner Village, it provides the perfect blend of convenience and tranquility.

Extended Detached Home

Three Bedrooms

Open Plan Kitchen / Dining Room

Family Bathroom

Office/Study Room

Well Maintained Garden

Off Street Parking

Short Stroll to Pinner Village

Separate Reception Room

Approx Area: 1376 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

As you enter the property, you are welcomed by a hallway leading to a spacious reception room at the front, featuring a bay window that allows plenty of natural light to fill the space. Moving further in, the hallway opens into a stunning open-plan kitchen and lounge area, designed for modern living. The kitchen is well-equipped, offering ample counter space and direct access to the rear garden.

Adjacent to the kitchen, there is a convenient downstairs WC. Additionally, a separate study/office room is located on the ground floor.

Heading upstairs, the first floor features three well-proportioned bedrooms. The principle bedroom benefits from fitted wardrobes. A family bathroom completes this level.

Outside

Outside, the property boasts a large private garden, perfect for outdoor entertaining. Several outbuildings, including sheds, provide additional storage solutions. To the front, there is off street parking for multiple cars.

Location

This home is ideally situated for convenience and quality living, benefiting from close proximity to local amenities, sought-after schools, and excellent transport links.

Positioned in a prime location just a short distance from the heart of Pinner, the property offers easy access to its underground station and bus routes, providing seamless connections into Central London and beyond. Pinner boasts a vibrant selection of shops, restaurants, cafés, and essential amenities, while the surrounding area is enriched with green spaces and well-regarded schools.

The area is well served by highly regarded schools, including West Lodge and Cannon Lane Primary Schools, as well as Pinner and Nower Hill High Schools.



Schools:

West Lodge Primary School 0.1 miles
 Reddiford School 0.4 miles
 Cannon Lane Primary School 0.7 miles



Train:

Pinner Station 0.3 miles
 Eastcote Station 1.0 miles
 North Harrow Station 1.1 miles



Car:

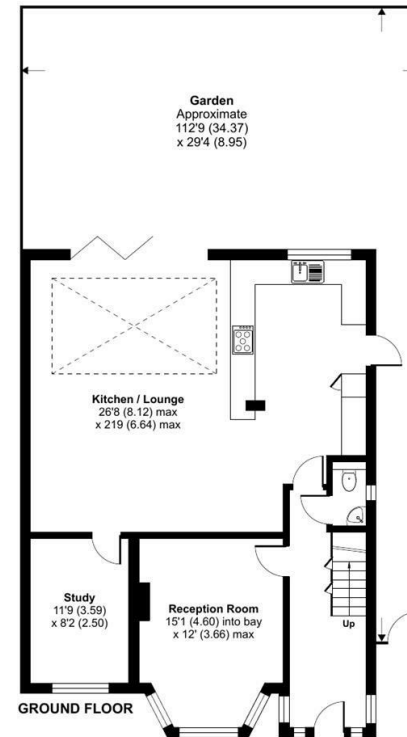
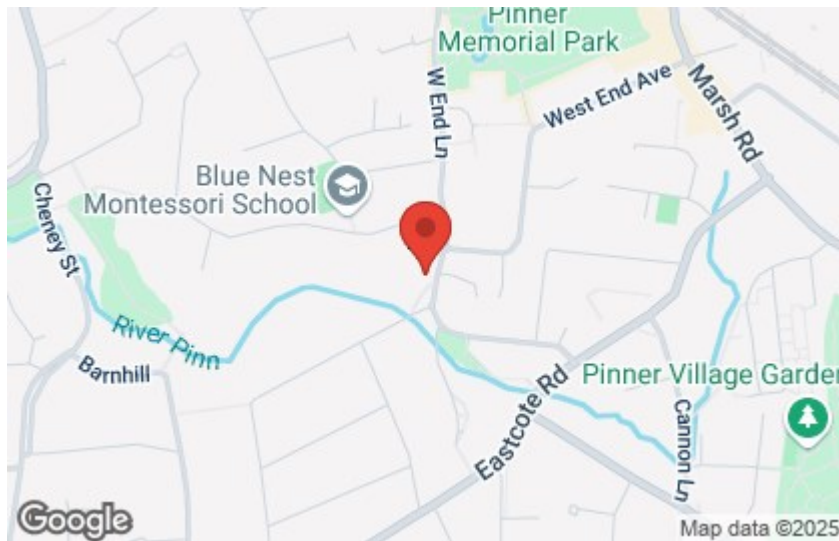
M4, A40, M25, M40



Council Tax Band:

F

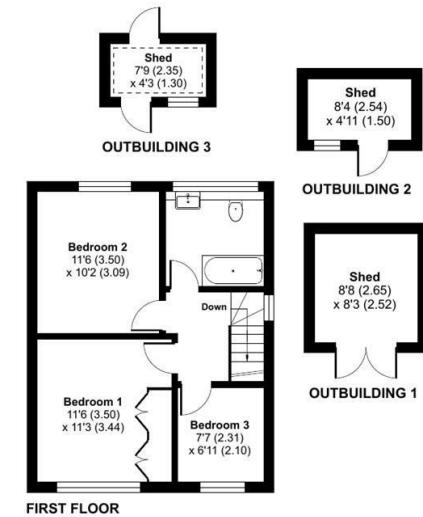
(Distances are straight line measurements from centre of postcode)



West End Lane, Pinner, HA5

Approximate Area = 1376 sq ft / 127.8 sq m
 Outbuildings = 146 sq ft / 13.5 sq m
 Total = 1522 sq ft / 141.3 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). © nichecom 2025. Produced for Coopers. REF: 1263204

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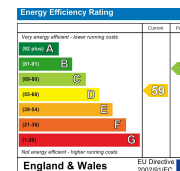
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