

# Rickmansworth Road

Pinner • • HA5 3TG  
Asking Price: £650,000



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A charming and meticulously maintained three-bedroom home, conveniently located just off Rickmansworth Road, within close proximity to Pinner High Street and the Metropolitan Line. Perfect for families, this property is just a short walk from Pinner Wood Primary School and offers easy access to several other excellent schools and amenities in the area.

Semi Detached House

Three Bedrooms

One Bathroom

Two Reception Rooms

Fitted Kitchen

Landscaped Garden

Private Garage

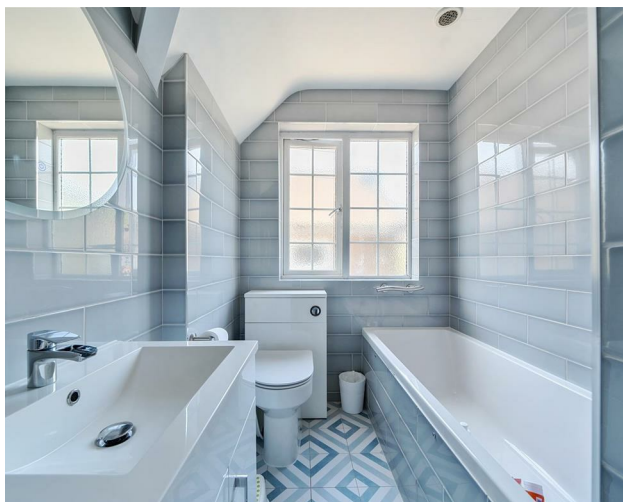
Excellent Condition Throughout

Off Street Parking

Approx Area: 1088 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 home, you're welcomed into a bright hallway that leads directly into the spacious lounge at the front — perfect for relaxing with family or entertaining guests. Moving through, you'll find a modern, well-appointed kitchen, offering plenty of space for cooking and hosting, which seamlessly connects to the rear dining room. The dining area opens out onto the garden, creating an ideal flow for indoor-outdoor living, especially in the warmer months.

Upstairs, the property features three well-proportioned bedrooms, offering comfortable accommodation for families or guests. The main bedroom is positioned at the front, while the two additional bedrooms provide flexibility for children, a home office, or a guest room. A central family bathroom serves the upper floor.

### Outside

Externally, the property boasts a beautifully maintained garden, ideal for enjoying the summer months, complete with a spacious patio area at the rear — perfect for outdoor dining and relaxation. Additionally, there is ample off-street parking for multiple vehicles as well as a private garage, offering both convenience and secure storage.

### Location

Rickmansworth Road is ideally positioned to take advantage of the excellent amenities in both Pinner and Northwood. Just a short distance from Pinner High Street, residents can enjoy a wide selection of shops, popular restaurants, cafés, and major supermarkets. Nearby Northwood Hills and Hatch End also offer additional shopping, dining, and leisure options.

For commuters, Pinner and Northwood Hills stations provide regular Metropolitan Line services into Central London, while Hatch End offers convenient Overground connections.

The area is particularly attractive for families, with a range of highly regarded primary and secondary schools nearby — including the sought-after Pinner Wood School, just a short walk away. The neighborhood also features numerous parks, playgrounds, and recreational facilities, supporting an active and family-friendly lifestyle.



### Schools:

Pinner Wood School 0.3 miles  
Harlyn Primary School 0.3 miles  
Northwood School 0.5 miles



### Train:

Northwood Hills Station 0.5 miles  
Pinner Station 0.7 miles  
Hatch End Station 1.4 miles



### Car:

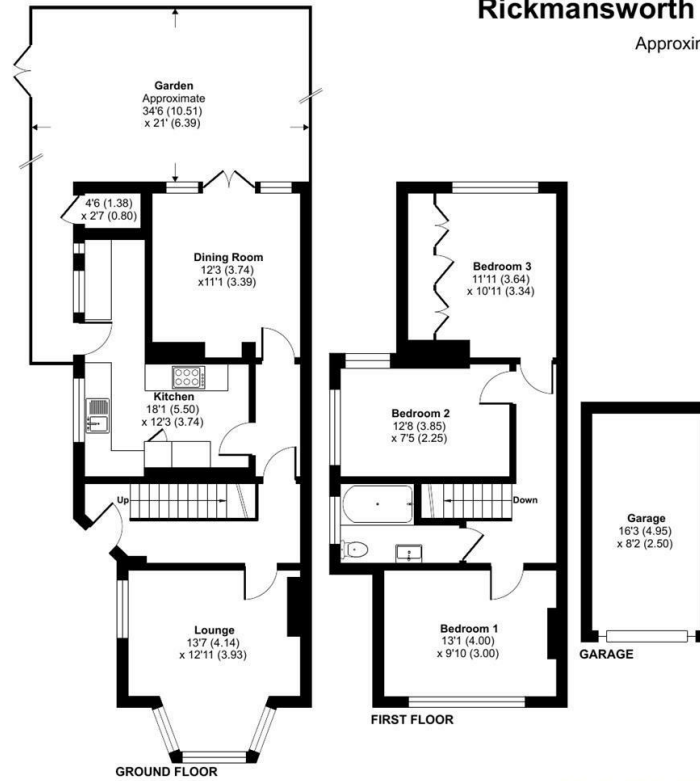
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



### Rickmansworth Road, Pinner, HA5

Approximate Area = 1088 sq ft / 101 sq m  
Garage = 133 sq ft / 12.3 sq m  
Outbuilding = 11 sq ft / 1 sq m  
Total = 1232 sq ft / 114.3 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: 1285760

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0208 017 6000

18 Bridge Street, Pinner,  
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Below average energy efficiency	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
England & Wales		4.31	7.6

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.