

Pinner Hill Road

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



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****NEW LEASE UPON COMPLETION****. This spacious two-bedroom maisonette in central Pinner is an excellent choice for investors, first-time buyers, and families alike. The property boasts the advantage of a private garden, off-street parking and a substantial loft space with the potential to extend (STTP) Conveniently located within walking distance of the vibrant high streets of Pinner, Hatch End, and Northwood, it offers easy access to shops, restaurants, and amenities, making it ideal for commuters. Additionally, a bus stop located right outside the property provides direct links to both Pinner and Hatch End, ensuring excellent connectivity.

First Floor Maisonette

Two Double Bedrooms

One Bathroom

Private Garden and Driveway

Spacious Reception Room

Modern Kitchen

Within Easy Reach of Transport Links

Close to highly regarded schools

EPC Rating D. Council Tax Band C

Approx Area: 825 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

The accommodation comprises a staircase leading to the first-floor hallway, providing access to all rooms. The property features a bright and spacious reception room with a charming bay window and a well-equipped kitchen fitted with eye and base-level units alongside modern appliances. There are two generously sized double bedrooms and a bathroom with a separate WC, completing the layout. There is a large loft space that could be converted (STTP) Externally, the property benefits from off-road parking and a private garden, offering additional convenience and outdoor space.

Location

This property is conveniently situated close to a variety of shops, restaurants, and supermarkets. It benefits from excellent transport links, with several nearby bus routes and the Metropolitan Line stations at Pinner and Northwood Hills providing direct access to Central London and beyond. The area is also home to several highly regarded primary and secondary schools, including Pinner Wood School and Northwood School, making it an ideal location for families.



Schools:

Pinner Wood School 0.2 miles
 Harlyn Primary School 0.4 miles
 West Lodge Primary School 0.7 miles



Train:

Northwood Hills Station 0.6 miles
 Pinner Station 0.7 miles
 Hatch End Station 1.3 miles



Car:

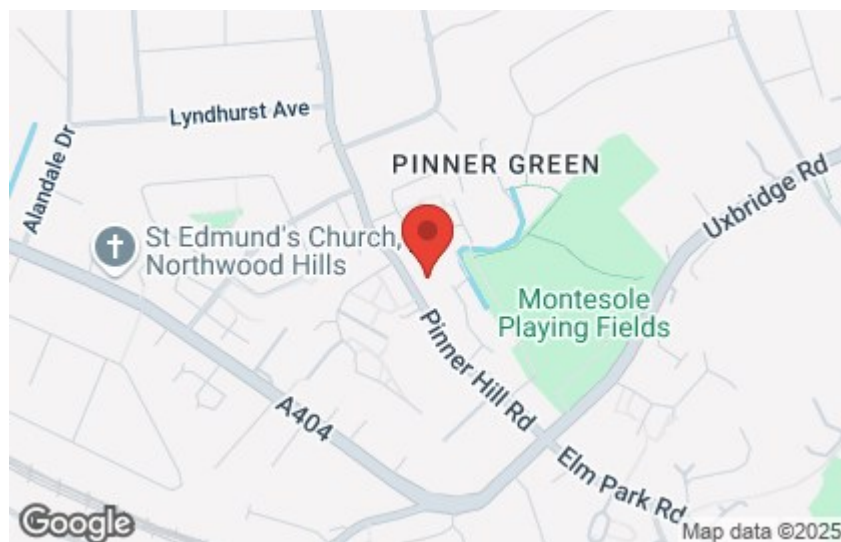
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR



1ST FLOOR
715 sq. ft. (66.1 sq. m.) approx.



TOTAL FLOOR AREA : 825sq.ft. (76.6 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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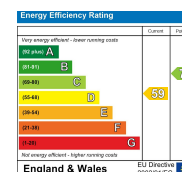
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0208 017 6000

18 Bridge Street, Pinner,
 Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk



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