

Chigwell Hurst Court

Pinner • Middlesex • HA5 3LG
Offers In Excess Of: £475,000



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est 1986

Chigwell Hurst Court

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Offering a superb, stylish and stunning interior this two bedroom ground floor maisonette has been meticulously designed and finished to a good standard.

Ground floor maisonette

Two bedrooms

Spacious living room

Fitted kitchen

Family bathroom and separate W.C.

Garage in block

Garden house/office in garden

Ample residential parking

Share of freehold

754 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, proceed down Bridge Street towards Elm Park Road. Chigwell Hurst Court can be located a short distance up on the right hand side. Upon entering Chigwell Hurst Court, this property can be located on the right hand side.

Situation

Chigwell Hurst Court is a delightful residential cul-de-sac situated in the heart of Pinner, within walking distance to Pinner High Street. A range of shops can be found on the High Street, with several larger supermarkets falling within close vicinity. Pinner also benefits from easy access to the M25, M40 and A1 motorways. Bus stops are located throughout the high Street and a nearby underground station takes you straight to London via the Metropolitan Line. Located within a short For families, Pinner Wood, Westbury Lodge and Cannon Lane schools are merely moments away.

Description

Offering a superb, stylish and stunning interior this two bedroom ground floor maisonette has been meticulously designed and finished to a good standard. Upon entering the home via the main entrance to the side of the residence, there is a welcoming entrance hall with doors providing access to all rooms. To the front aspect, the south-west facing lounge provides the ideal space for dining and entertaining. The contemporary fitted kitchen is completed with ample fitted storage and worktop space. Completing this wonderful maisonette are two spacious bedrooms and a modern family bathroom. This commanding two bedroom residence is sure to impress those seeking space, luxury and a convenient address.

Outside

To the rear, you will find a 45ft secluded rear garden that is mostly laid to lawn with a large patio, ideal for entertaining throughout the summer month. The property also benefits from a mass of residential parking spaces, a private garage and additional garden space to the front aspect of the residence.



Schools:

West Lodge Primary School (0.63 miles)
Pinner Wood School (0.71 miles)
Northwood School (0.90 miles)



Train:

Pinner Station (0.58 miles)
Northwood Hills Station (1.12 miles)
Hatch End Station (1.53 miles)



Car:

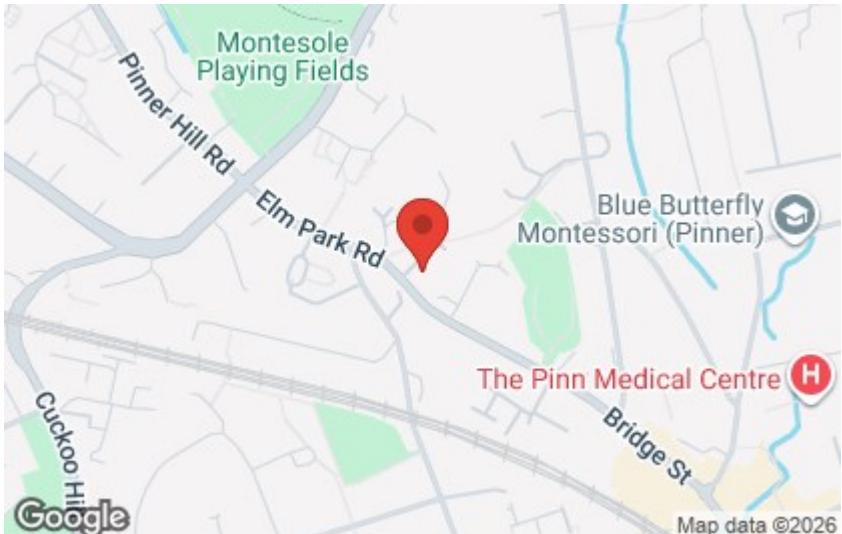
M4, A40, M25, M40



Council Tax Band:

E

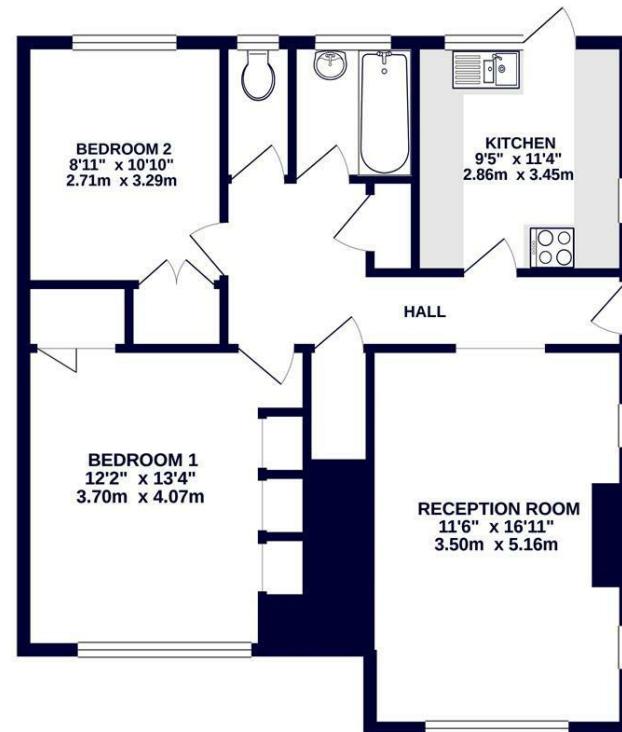
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
148 sq. ft. (13.7 sq. m.) approx.



GROUND FLOOR
754 sq. ft. (70.1 sq. m.) approx.



TOTAL FLOOR AREA: 902 sq. ft. (83.8 sq. m.) approx.
While every care has been taken in the preparation of these particulars, neither the agents nor the vendor can guarantee the accuracy of the information contained in them. 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15 A	75
2014/15 B	76
2014/15 C	
2014/15 D	
2014/15 E	
2014/15 F	
2014/15 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.