

# 74 East End Way

Pinner • Middlesex • HA5 3BS

PCM: £4,750 PCM



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est 1986



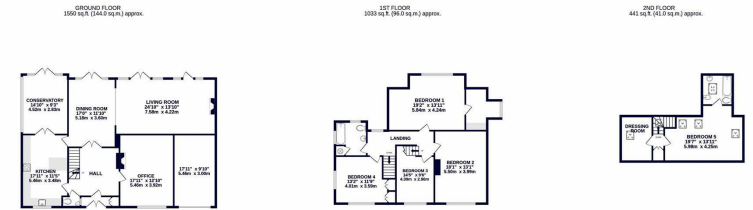
Coopers are delighted to present this quiet, sought-after and exclusive road within Pinner Village, that is a characterful five bedroom, three bathroom, detached family residence. Offering generously proportioned interiors, an impressive rear garden, and its own outdoor swimming pool, this home is perfect for the growing family.

Situated off Paines Lane, this property is within walking distance of great shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner station is also within walking distance, and offers regular connections into London via the Metropolitan line. The area is well served by local primary and secondary schooling, children's play areas and recreational facilities.

The ground floor comprises a large entrance hallway, three spacious reception rooms, two of which are rear aspect and enjoy views of the garden, a modern

- Detached residence
- Five spacious bedrooms
- Outdoor swimming pool
- Three modern bathrooms
- Close to Pinner Station
- Garage
- Private garden
- Gas central heating
- Unfurnished
- Available in September

**Available Date**  
9th September 2024



TOTAL FLOOR AREA: 3025 sq.ft. (281.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of such, windows, doors and any other items are approximate and to be regarded as such for any prospective purchaser. The plan is for information purposes only and should not be used as a basis for any purchase. 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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**0208 017 6000**  
**18 Bridge Street, Pinner,**  
**Middlesex, HA5 3JF**  
pinner@coopersresidential.co.uk

**CoopersResidential.co.uk**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	48	G	G

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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.

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