



  
**Andrew Pearce**  
PINNER

HEATHERFOLD WAY, PINNER, MIDDLESEX HA5 2LG





**First time on the market since these homes were built circa 2000, this impressive four-bedroom, two-bathroom property boasts excellent street presence and is located in a desirable, quiet cul-de-sac. Offering spacious, versatile living across two floors, the property is presented in great condition throughout.**

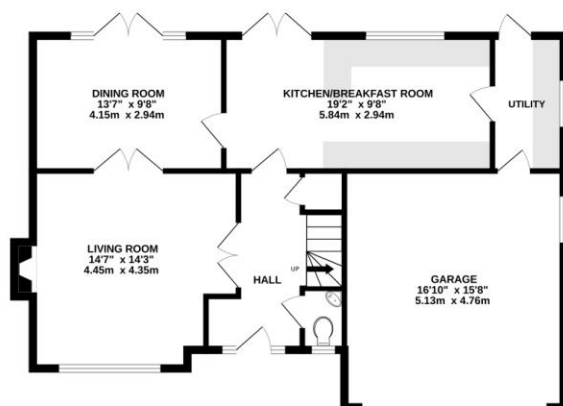
Upon entering, the welcoming hallway provides access to a guest WC and ample storage space. Doors lead to the front-facing reception room, which is carpeted and has double doors opening into the rear dining room, overlooking the rear garden. This space flows seamlessly into an expansive kitchen/diner, which is well-equipped with an abundance of wall and base units, including integrated appliances such as an oven, hob with overhead extractor, and a fridge/freezer. The room also features part-tiled walls, tiled flooring, and a window overlooking the garden. Adjacent to the kitchen is a useful utility room, which includes additional units, a tiled floor, and provides access to both the garden and the garage.

Upstairs, the principal bedroom benefits from an en-suite bathroom and built-in wardrobes. Bedroom two also has built-in wardrobes, while two additional well-sized bedrooms complete this floor. A well-appointed family shower room, including a shower cubicle, vanity wash hand basin, and low-level WC, serves the other bedrooms. Outside, the rear garden is laid to lawn with panel fencing for added privacy. To the front, there is a charming garden that is part lawn and part paved, providing off-road parking and access to the personal garage.

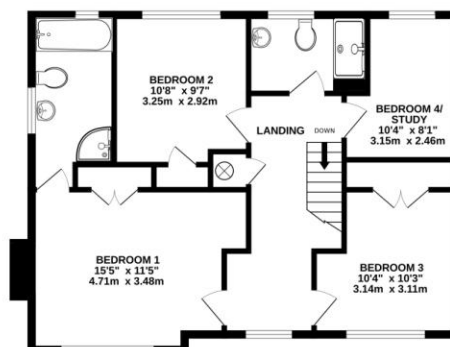


Location-wise, this property is situated in a highly sought-after cul-de-sac near Haste Hill, just off Wiltshire Lane. It's conveniently close to Coteford Primary School and Haydon Secondary School, as well as the scenic Ruislip Lido and Park Woods, offering excellent walking opportunities. The nearby Northwood Hills Metropolitan Line Station provides fast, regular connections to Baker Street and the City. Local shops are available at Northwood Hills, while Ruislip, Pinner, and Eastcote Village offer a wider range of shopping and transport options, all within easy reach.

GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1626 sq.ft. (151.1 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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