



LAWRENCE RAND



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Cuckoo Hill, Pinner, Middlesex, HA5 2BE

£825,000

Key features:

- Locally listed 1920's built cottage
- Three bedrooms
- Wrap around garden
- Summer house
- Detached garage
- Original features
- Sought after location

**About the property:**

This elegant 1920s period-built, locally listed, three bedroom semi-detached cottage exudes charm and character. The well-maintained property offers a tranquil retreat from the hustle and bustle of city life, boasting a beautiful, well-kept wrap around garden that adds a touch of serenity to the surroundings.

As you step inside, you are greeted by a homely interior that seamlessly blends modern comfort with the timeless appeal of original features. The property spans an impressive 1525 square feet, offering ample space for families or those seeking a peaceful sanctuary to call their own.

The cottage features three bedrooms, providing cosy retreats for rest and relaxation. Retaining some of its original charm, the property showcases casement windows and half-tipped roofs that add to its character and allure. A detached garage offers convenient parking or storage space, while a courtyard provides a private outdoor area for quiet contemplation or entertaining guests.

For those in need of a dedicated workspace or a place for creative pursuits, a charming summerhouse/home office awaits, offering a separate area for productivity and inspiration. The property's layout and design are thoughtfully curated to enhance the overall living experience, creating a seamless flow between indoor and outdoor spaces.

Location:

Situated in the sought-after Cuckoo Hill area of Pinner, this property offers easy access to a range of amenities, including shops, restaurants, and recreational facilities as well as some of the areas sought after schools including West Lodge & Pinner High. The tranquil surroundings provide a peaceful retreat from the urban buzz, while still being within reach of essential services and transport links.

Verified Material Information

Property construction: Standard form
London Borough of Harrow
Council tax band: F
Yearly cost: £3302.46 per annum
Tenure: Freehold
Energy Performance rating: D

Supplier information:

Electricity supply: Mains electricity
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	57	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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