

# Beatrice Close

Pinner • Middlesex • HA5 2QB

Asking Price: £500,000



coopers  
est 1986

# Beatrice Close

Pinner • Middlesex • HA5 2QB

This four bedroom end of terraced family home will impress those seeking style and a perfect location. The accommodation is presented in a good condition throughout, perfect for a growing family or first time buyers looking to secure a beautiful first home.

Four bedrooms

End of terrace

Garage

Off street parking

Good condition throughout

Family bathroom

Walking distance to Northwood Hill Station

Private rear garden

Two reception rooms

1158 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.





### Direction

From our Ruislip office turn left and continue to the end of the High Street. At the mini roundabout turn right onto Eastcote Road. Continue along Eastcote Road for 1.2 miles until you reach a mini roundabout. At the mini roundabout turn left and proceed onto Joel Street. Continue up Joel Street and Beatrice Close can be found on your left hand side.

### Situation

Beatrice Close is a peaceful residential road situated in a popular location just off Joel Street being only moments to both Pinner and Northwood Hills High Street. These High Streets benefit from an array of restaurants, shops, cafés and bars. The Metropolitan Line can be accessed from Northwood Hills Station which is approximately a 8 minute walk, this line commutes into the heart of Central London within approx. 30 minutes. There is also bus access outside of the property taking you to Eastcote station within 10 minutes. Harlyn Primary School and Haydon Secondary School can also both be found just moments from this property. This home offers a fantastic opportunity to be both private and convenient in the hub of Northwood Hills and Pinner.

### Description

This four bedroom family home will impress those seeking space, style and potential to create their dream residence. The accommodation is arranged over two floors, you will find the office/study which has been used a bedroom in the past. There is a modern fitted kitchen on your right, which leads into the dining room. The living room is found at the rear with doors giving access to the private rear garden. Finishing the ground floor is a downstairs cloakroom/ WC. The first floor then offers four bedrooms, three of them being double rooms and completed with the family bathroom. This property offers a large amount of living space and a great location which is perfect for growing families or first time buyers.

### Outside

The property is surrounded by well maintained communal grounds and benefits from private off street parking, in front of the garage and a low maintenance rear garden.



### Schools:

Haydon School (0.2 miles)  
Harlyn Primary School (0.4 miles)  
Northwood School (0.6 miles)



### Train:

Northwood Hills (0.4 miles)  
Northwood (1.2 miles)  
Pinner (1.5 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

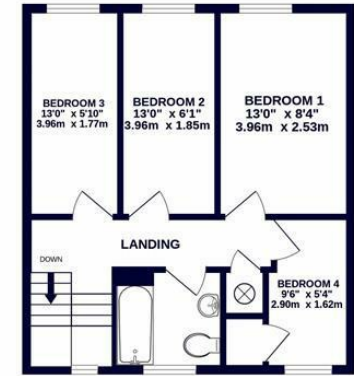
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Decent energy efficiency - lower running costs	D		
Decent energy efficiency - lower running costs	E		
Decent energy efficiency - lower running costs	F		
Not energy efficient - higher running costs	G		
Not energy efficient - higher running costs			

England & Wales  
EPC Directorate  
2022/01/10

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.