

Chippenham Close

Pinner • • HA5 2NF
Asking Price: £525,000



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est 1986

Chippenham Close

Pinner • • HA5 2NF

This three-bedroom end of terraced house presents an exceptional opportunity for comfortable family living within a desirable neighborhood. Nestled within a cul de sac, this property boasts a range of features, including a convenient downstairs WC, generous rear garden, side access, and the exciting potential for extension, making it an ideal choice for those seeking a blend of modern convenience and future investment potential.

THREE BEDROOM

END OF TERRACED

NO ONWARD CHAIN

POTENTIAL TO EXTEND STPP

LARGE PRIVATE REAR GARDEN

DOWNSTAIRS WC

FAMILY BATHROOM

SOUGHT AFTER LOCATION

WALKING DISTANCE TO COTEFORD & HAYDON

931 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.





LOCATION

Chippenham is close to Northwood Hills and Eastcote where a vast number of shops, restaurants and transports links can be found to include Tesco Superstore and numerous coffee bars and restaurants. For the motorist, there are excellent connections to Central London via the M25 and the M40 making it a popular choice for professionals. Commuters are well suited with a choice of London Underground stations in the area with the closest being Northwood Hills station. Eastcote station is also walking distance away and is serviced by both the piccadilly line and metropolitan line. There are also two bus routes (H13 and 282) within a five minute walk from the property. For families, there are a number of highly regarded schools including Coteford Infant & Juniors and Haydon Secondary school. Nearby leisure facilities include Highgrove, Ruislip Golf course and bowling green.

DESCRIPTION

This three bedroom end of terraced house presents an exceptional opportunity for the next owner, to make an their dream home. Upon entering the property, you are great by a hallway with access to the downstairs WC and all ground floor rooms. On the left hand side you have the open plan living room with access and views across the rear garden. Completing the ground floor is the kitchen with ample storage, with access to the side space and rear garden. The first floor you have three good size bedrooms and the family bathroom. The property has great potential to extend in the future subject to planning permission, along with being located walking distance to sought after local schools.

OUTSIDE

One of the property's standout features is its private rear garden, offering generous potential to extend STPP.



Schools:

Coteford Junior School (0.1 miles)
Coteford Infant School (0.3 miles)
Haydon Secondary School (0.5 miles)



Train:

Northwood Hills Station (0.9 miles)
Eastcote Station (1.0 miles)
Ruislip Manor Station (1.0 miles)



Car:

M4, A40, M25, M40



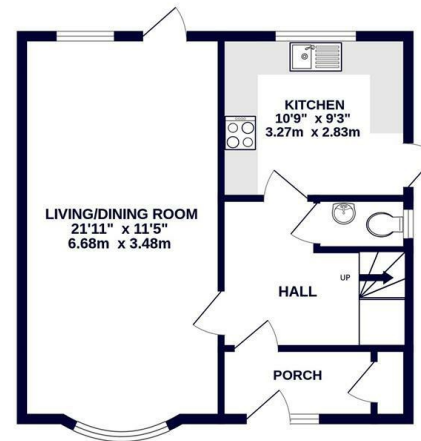
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			
EPC 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.