

# Pinn Way

Ruislip • Middlesex • HA4 7QF  
Asking Price: £1,150,000



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# Pinn Way

Ruislip • Middlesex • HA4 7QF

A beautiful and spacious four bedroom extended detached house located on Pinn Way. This is perfect for modern family living and set in a convenient location. Pinn Way is a sought after tree lined road in North Ruislip situated close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops and restaurants. Ruislip train station (Metropolitan/Piccadilly) can be found at the end of the High Street or West Ruislip (Central/BR) is a short distance away. For the motorist the A40/M25 is a short drive away. Pinn Way is in the catchment area of a number of highly regarded schools.

DETACHED

FOUR BEDROOMS

LIVING/DINING ROOM

DOWNSTAIRS W.C

UTILITY

GARAGE

SOUGHT AFTER LOCATION

OFF STREET PARKING

POTENTIAL TO EXTEND STPP

1437 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.







### **SITUATION**

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### **DESCRIPTION**

Once inside the property, you are greeted by the hallway which has access to all ground floor rooms. To the front aspect is the living room which is well proportioned with a bay window and feature fireplace, this leads into the second reception room come dining room with double door leading out on to the patio. The fitted kitchen is both modern and stylish with plenty of storage, fitted appliances and access to the garden. The ground floor is complete with the w/c. Upstairs, on the first floor are four bedrooms, three double bedrooms two of which benefit from fitted cupboards and a generous single bedroom. Completing the first floor is the main bathroom.

### **OUTSIDE**

The front of the property offers its own drive way creating off street parking. There is also a spacious garage and separate utility room. The fully enclosed rear garden is mainly laid to lawn with a large patio area perfect for summer dining and entertaining.





### Schools:

Bishop Ramsey Church of England School 0.8 miles  
Whiteheath Junior and Infant School 0.6 miles  
Coteford Junior School 1.3 miles



### Train:

Ruislip Manor 0.8 miles  
Ruislip Train 0.8 miles  
West Ruislip 1.2 miles



### Car:

M4, A40, M25, M40

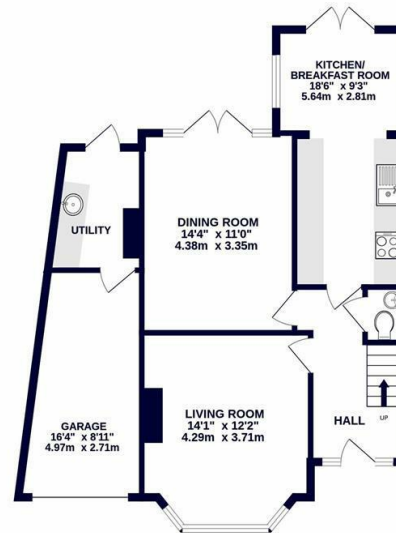


### Council Tax Band:

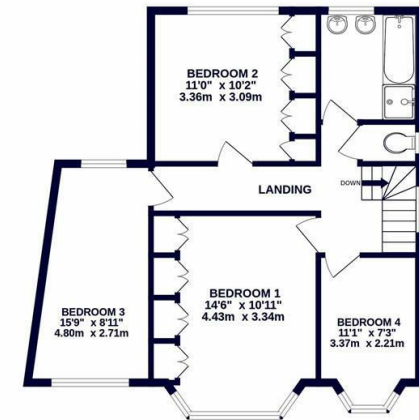
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

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.