

# Fore Street

Pinner • Middlesex • HA5 2NE

Guide Price: £325,000



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est 1986



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This charming one bedroom maisonette in Eastcote Village offers modern living with convenient access to local tube stations. Featuring a spacious primary bedroom, a modern bathroom, and a living room with bi-folding doors that open to a beautifully landscaped garden, this property provides a perfect blend of comfort and style. The outdoor space includes a decking area for alfresco dining, a large lawn, and a cozy patio for lounging. A viewing of this wonderful abode is recommended as soon as possible.

Ground floor maisonette

One bedroom

Living room

Kitchen

Bathroom

Private rear garden

Leasehold

Well presented throughout

Quiet location

Viewing recommended

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.







### Property

Welcome to this charming one bedroom maisonette, where comfort and convenience harmoniously blend. Upon entering, you're greeted by a welcoming hallway that provides access to all areas of the property and features a generously sized storage cupboard. To the front, you'll find a modern bathroom complete with a shower cubicle, offering a perfect space for relaxation. The living room, located at the rear, is a true highlight with its serene garden views and bi-folding doors that open directly onto the beautifully landscaped outdoor space. This seamless indoor-outdoor connection makes the living room an inviting hub for both relaxation and entertaining. The kitchen, accessible from the living room, is designed for efficiency and style, making meal preparation a pleasure. The spacious primary bedroom offers a peaceful retreat, ensuring restful nights and ample storage.

### Outside

The rear garden is a private oasis, meticulously landscaped to provide various zones for enjoyment. It features a decking area ideal for alfresco dining, a large, lush lawn perfect for outdoor activities, and a cozy patio at the far end, designed for lounging and soaking in the tranquility. This maisonette offers the perfect balance of indoor comfort and outdoor bliss.

### Location

Fore Street is ideally located between Old Eastcote, Pinner Village and Ruislip High Street and their variety of shops including Waitrose Supermarket, numerous restaurants, pizza outlets and coffee bars. The Metropolitan/Piccadilly line station based at both Northwood Hills, Eastcote and Ruislip offer swift and regular connections to Wafford, Baker Street and the City. For the motorist the A40/M25 provides access to London and the Home Counties. A number of highly regarded schools are within close proximity, along with a number of leisure facilities including Pinner Hill Golf Club, Highgrove and David Lloyd Health Club.



### 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:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 502 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
Top band: A		
Band: E	76	78
Band: G		
Band: D		
Band: B		
Band: F		
Band: C		
Band: G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.