

# Bramley Close

Pinner • Middlesex • HA5 2LB

Guide Price: £485,000



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Welcome to Bramley Close, Eastcote, Pinner - a charming location that could soon be your new address! This delightful terraced house boasts two spacious double bedrooms, perfect for a small family or those in need of a guest room or home office.

TWO BEDROOM

TERRACED

NO CHAIN

RECENTLY REFURBISHED

NEW BOILER

FAMILY BATHROOM

SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO SCHOOLS

WALKING DISTANCE TO NORTHWOOD HILLS STATION

CUL DE SAC

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

A popular quiet cul de sac location with spectacular views. Bramley Close is a sought after residential address situated in Pinner within easy reach of Coteford Junior and Infant School as well as being in close proximity to Ruislip Woods which leaves a short walk to the Ruislip Lido. There is a bus stop at the end of the cul de sac where you would be able to catch the H13 to Ruislip Station and High Street where there are links to the City and West End via the Metropolitan and Piccadilly lines whilst for the motorist the A40 is a short drive providing access to Central London and the Home Counties.

## DESCRIPTION

This delightful terraced house boasts two spacious double bedrooms, perfect for a small family or those in need of a guest room or home office. Step inside to discover a property that is not only well-maintained but also boasts a brand-new boiler, ensuring warmth and comfort during those chilly British winters. The presence of a downstairs WC and a family bathroom adds to the practicality and functionality of this property, catering to the needs of modern living.

Whether you're looking to take your first step onto the property ladder, downsize to a more manageable home, or simply seeking a change of scenery, this terraced house in Bramley Close offers a wonderful opportunity to create a cosy and welcoming living space. Don't miss out on the chance to make this house your home!

## OUTSIDE

The recent landscaping of the garden adds a touch of tranquillity to the outdoor space, providing a perfect spot for relaxing or entertaining guests on a sunny afternoon. One of the highlights of this lovely home is the convenience of allocated parking, making trips to the shops or visits from friends hassle-free.



### Schools:

Coteford Junior 0.6 miles  
Harlyn Primary 0.6 miles  
Haydon Secondary 0.1 miles



### Train:

Northwood Hills 0.5 miles  
Northwood 1.1 miles  
Pinner 1.5 miles



### Car:

M4, A40, M25, M40

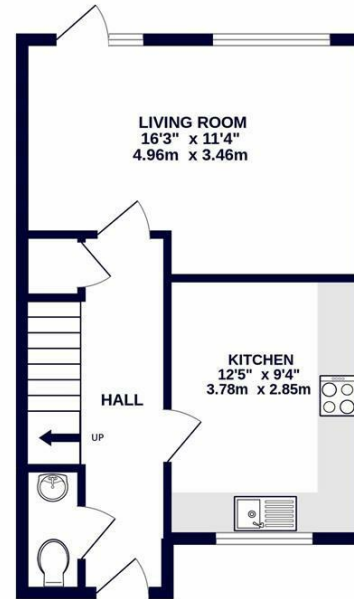


### Council Tax Band:

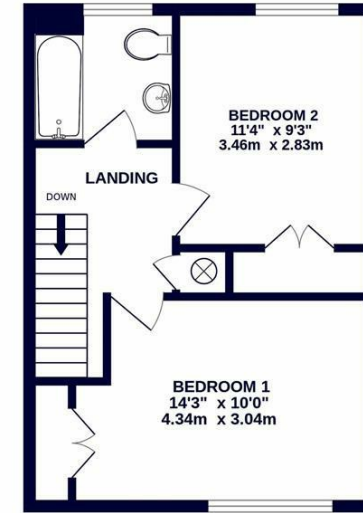
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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		
Below average energy efficiency - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		EU 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.