

Farmlands

Pinner • Middlesex • HA5 2LW
Offers In Excess Of: £650,000



coopers
est 1986

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This beautifully renovated semi-detached home, coming to the market with no onward chain, offers an ideal blend of modern comforts and ample living space. Located in a peaceful neighborhood, the property features a bright interior with updated heating, electrics, kitchen, and bathrooms, including underfloor heating in the family bathroom. Outside, a well kept front garden, private driveway, and spacious rear garden with mature trees create a tranquil retreat perfect for relaxation and entertaining. With tasteful decor throughout, this stylish home presents a fantastic opportunity for families seeking convenience and charm in a serene setting.

Semi detached

Three bedrooms

Living room

Kitchen/ breakfast room

Family room

Conservatory

Bathroom

Garden

Off street parking

Chain free

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

Presenting a beautifully renovated semi detached family home offering a blend of modern comforts and ample living space. The property boasts a spacious ground floor, featuring a bright living room that flows seamlessly into a charming conservatory, creating an ideal space for relaxing or entertaining. The kitchen and breakfast room have been tastefully redesigned with modern fittings and a sleek finish, perfect for family meals or casual gatherings. Additionally, there is a versatile family room on this floor, adding to the home's functionality. The first floor comprises three well proportioned bedrooms, each decorated to a high standard, providing a comfortable and stylish retreat. The contemporary family bathroom includes underfloor heating, adding a luxurious touch to your daily routine. Every detail has been carefully attended to in this recent renovation, including a new heating system, updated electrics, and fresh flooring throughout. This home offers a move-in-ready experience, perfectly suited for modern family living with plenty of scope to further extend should you wish.

Outside

This charming semi detached home boasts a classic brick exterior and features a welcoming front porch leading to the main entrance. Set back from the road, the property offers a well kept front garden and a private driveway, providing convenient off street parking. At the rear, you'll find a spacious garden with a blend of lush lawn and mature trees, creating a peaceful retreat perfect for family relaxation and outdoor gatherings. The mix of patio and green space adds versatility, ideal for gardening enthusiasts or those looking to enjoy a quiet outdoor setting.

Location

Farmlands is conveniently located between Northwood Hills, Eastcote and Ruislip's extensive high streets offering a selection of cafes, restaurants, and shopping amenities. The Metropolitan / Piccadilly lines are easily accessible from the property offering swift access into London, as well as many bus routes. Local convenience shops are only a short walk away and The charming village pub 'The Case is Altered' and Eastcote Cricket club are also nearby.



Schools:

Coteford Infant & Junior 0.3 miles
Haydon Secondary 0.3 miles
Bishop Ramsey Church of England Secondary 0.7 miles



Train:

Northwood Hills 0.8 miles
Eastcote 1.0 mile
Ruislip Manor 1.0 mile



Car:

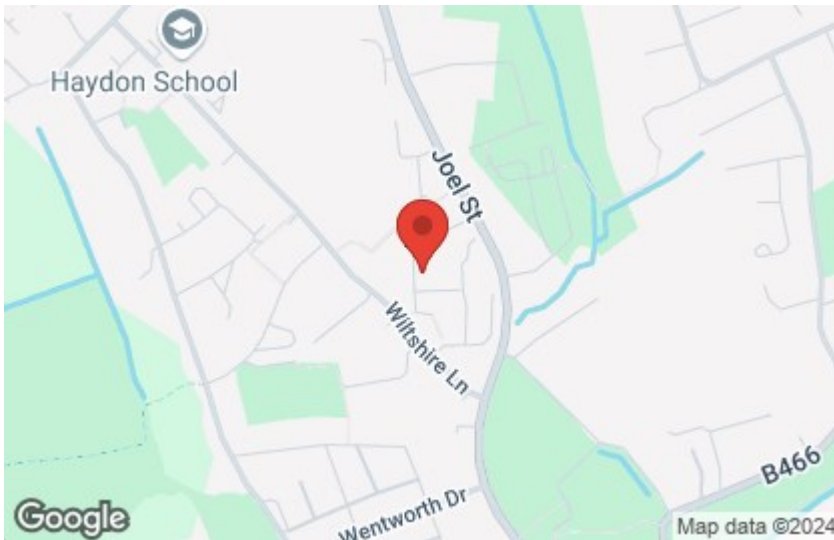
M4, A40, M25, M40



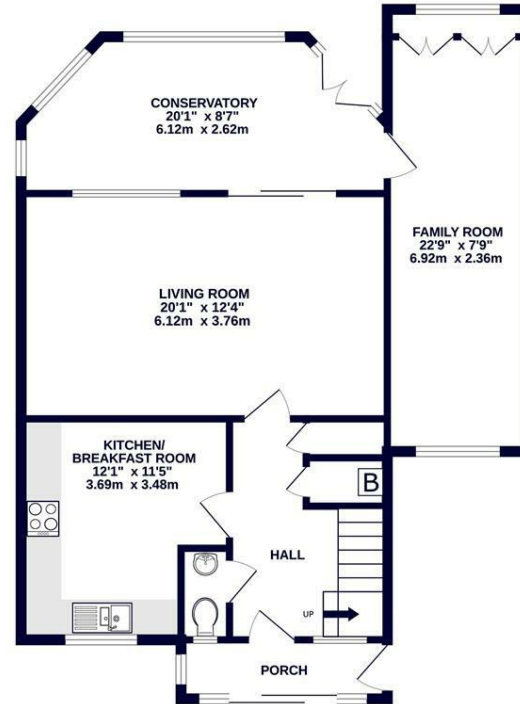
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.7 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. Made with Metropix ©2024.



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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.