

# Flag Walk

Pinner • Middlesex • HA5 2EP  
Offers In Excess Of: £550,000



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Introducing this charming two bedroom end terrace, coming to the market with no onward chain. Nestled in a tranquil cul-de-sac, this home offers a perfect blend of space and comfort across two well-appointed floors. Downstairs, a spacious hallway leads to a bright living room and adjoining dining area, seamlessly connected to a well-equipped kitchen. Upstairs, two generously sized bedrooms are complemented by a well-maintained family bathroom. Outside, a beautifully landscaped garden provides a private retreat, while a garage nearby offers convenient storage or parking. With its attractive façade and peaceful setting, this property is ideal for first time buyers, small families, or downsizers seeking a peaceful yet practical home.

Chain free

End terrace

Two bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garden

Garage

Quiet location

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

This charming two bedroom end terrace offers a perfect blend of space, comfort, and convenience. Situated in a peaceful residential area, the property is arranged over two floors, providing a well balanced layout ideal for modern living. Upon entering, you are welcomed into a spacious hallway leading to a bright and airy living room, perfect for relaxation and entertaining. The adjoining dining room offers a versatile space, seamlessly connecting to a well appointed kitchen with ample storage and workspace. Upstairs, two generously sized bedrooms provide comfortable accommodation, complemented by a well maintained family bathroom. The property benefits from excellent natural light throughout and a practical layout, making it an ideal home for first-time buyers, small families, or downsizers.

### Outside

This charming end of terrace home is situated in a quiet cul-de-sac, offering a peaceful and picturesque setting. The property boasts an attractive red brick facade with classic white-framed windows and a welcoming entrance framed door. A well-maintained front garden enhances the curb appeal, featuring a neatly paved path leading to the front door, surrounded by mature shrubs and greenery. To the rear, the property benefits from a beautifully landscaped, low maintenance garden, perfect for outdoor entertaining or relaxing in a private setting. The patio area provides ample space for seating, while an array of plants and trellises create a delightful, enclosed retreat. Additionally, the home includes a garage located further up the road in a block of garages, providing convenient storage or secure parking. Set within a sought-after neighbourhood, this home combines charm, tranquillity, and practicality, making it an ideal home.

### Location

Flag Walk is nestled in a serene cul-de-sac within easy walking distance of both Eastcote and Ruislip High Streets, offering a diverse range of shops and dining options including Waitrose, Tesco Express, and Gail's Cafe. Commuters benefit from convenient access to Eastcote, Pinner, or Ruislip train stations on the Metropolitan and Piccadilly lines, ensuring a swift 30-minute journey into Central London. West Ruislip station is also nearby, providing quick connections to Marylebone Station in just 25 minutes with frequent trains every 15 minutes. Additionally, residents enjoy excellent bus routes and easy access to the A40/M25, facilitating convenient travel to London and beyond. Families will appreciate the proximity to esteemed schools such as Coteford Infant & Junior School, Haydon, and Bishops Ramsey. Nature enthusiasts and sports lovers can indulge in nearby attractions like Ruislip Woods, Eastcote Cricket Club, and Ruislip Bowls Club, all just a short 5-minute stroll away.



### Schools:

Coteford Primary 0.2 miles

Bishop Ramsey Secondary and Sixth Form 0.4 miles

Warrender Primary 0.6 miles



### Train:

Eastcote 0.7 miles

Ruislip Manor 0.8 miles

Ruislip 1.1 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



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**01895 625 625**

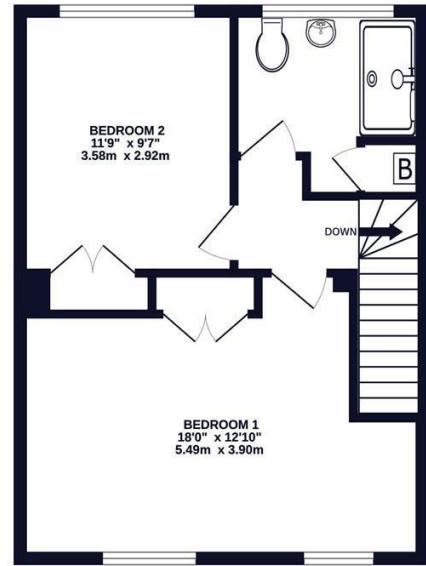
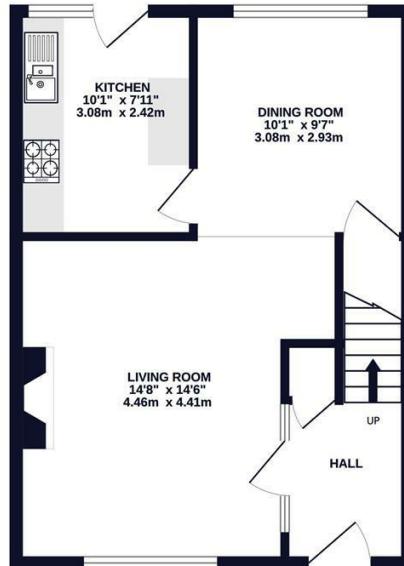
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GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



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TOTAL FLOOR AREA : 868 sq.ft. (80.6 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, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	A
90-91 B	B
80-81 C	C
70-79 D	D
60-59 E	E
50-49 F	F
40-39 G	G
All 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.