

# Greenway

Pinner • Middlesex • HA5 3SP

PCM: £1,900 PCM



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Coopers are delighted to offer to the market this ATTRACTIVE two double-bedroom family home situated in a much SOUGHT AFTER location, just a stone's throw from both Pinner and Northwood Hills High Streets which offer prospective tenants a vast selection of shops, restaurants and local amenities. The property falls in the catchment of the highly regarded Pinner Wood Primary School which is a short walk away, and offers local transport links to the Metropolitan Line which provides a quick and convenient service to Central London.

This LOVELY home comprises to a ground floor entrance hallway; spacious lounge and a MODERN fully fitted kitchen that flows to the second reception room. Patio doors lead from the second reception to a large private rear garden which includes a spacious storage area. To the first floor is the master bedroom and a further second double bedroom. Also situated to the first floor is a beautiful modern family bathroom that comes equipped with shower cubicle and bath.

Semi detached house

Two double bedrooms

Parking

Private rear garden

Spacious throughout

Quiet cul-de-sac

Modern kitchen

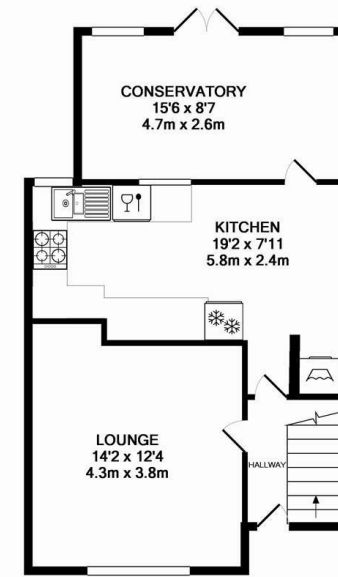
Extended

Unfurnished

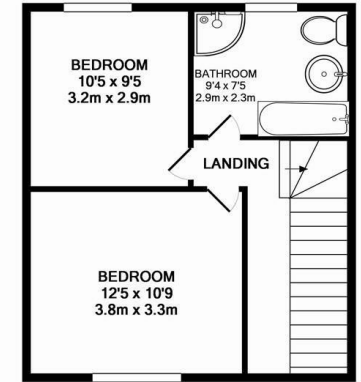
Available middle of August or potentially sooner

**Available Date**

15th August 2024



GROUND FLOOR  
APPROX. FLOOR AREA 524 SQ.FT. (48.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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                  | Potential |
| A                        | B         |
| B                        | C         |
| C                        | D         |
| D                        | E         |
| E                        | F         |
| F                        | G         |
| 58                       | 80        |

Not energy efficient - higher running costs  
England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
| A  | B         |
| B  | C         |
| C  | D         |
| D  | E         |
| E  | F         |
| F  | G         |

Not environmentally friendly - higher CO<sub>2</sub> emissions  
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.

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**01895 625 625**

126-128 High Street, Ruislip,  
Middlesex, HA4 8LL  
rl@coopersresidential.co.uk

**CoopersResidential.co.uk**