

Pinner Road

Northwood • • HA6 1QP

Asking Price: £375,000



coopers
est 1986

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We are delighted to present for sale this beautifully maintained two-bedroom ground floor maisonette, ideally situated within easy reach of Northwood Hills' excellent shopping amenities and transport links, including the Metropolitan Line station.

RECEPTION ROOM

MODERN KITCHEN

FAMILY BATHROOM

PRIVATE REAR GARDEN

TWO BEDROOMS

W/C

OFF STREET PARKING FOR TWO VEHICLES

CLOSE TO LOCAL AMENITIES INCLUDING MET LINE STATION

REFURBISHED THROUGHOUT.

APPROX 678 SQ.FT

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.





Description

The property features a private front door opening into a welcoming entrance hallway, providing access to a spacious lounge, a fully fitted kitchen, a family bathroom, and two generously sized double bedrooms. An internal inspection is strongly recommended to appreciate all that this property has to offer.

Outside

Externally, the home boasts a secluded rear garden, perfect for outdoor relaxation, along with two allocated off street parking spaces.

Location

Northwood offers an excellent selection of shopping facilities, including a Waitrose supermarket, a variety of restaurants, and numerous local amenities. The Metropolitan Line station provides swift access to Baker Street and the City, making it ideal for commuters. The area is well-served by both state and independent schools, along with an extensive choice of recreational facilities such as golf courses and fitness centres. For motorists, the M1, M40, and M25 motorways are all within easy reach.



Schools:

Northwood School 0.2 miles
St John's School 0.5 miles
Pinner Wood School 0.3 miles



Train:

Northwood Hills Station 0.4 miles
Northwood Station 1.0 miles
Pinner Station 1.2 miles



Car:

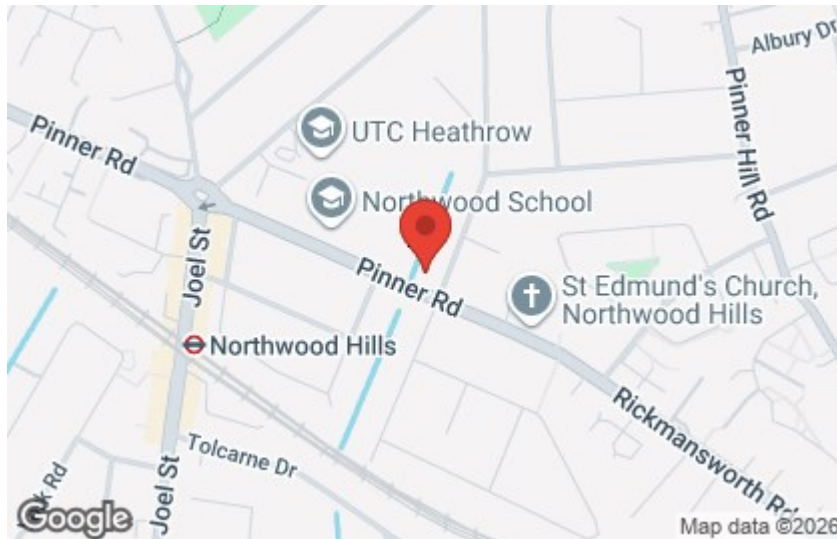
M4, A40, M25, M40



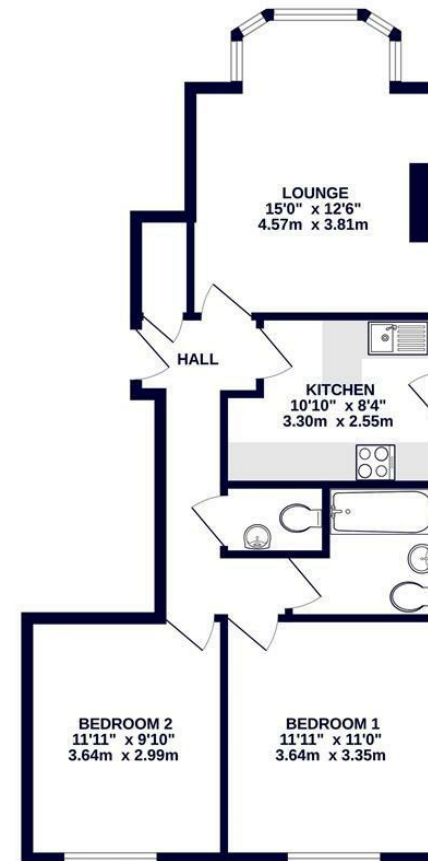
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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	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		63	77
		2022/01/01	2025/01/01

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.