

# Tolcarne Drive

Pinner • • HA5 2DR  
Offers In Excess Of: £475,000



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est 1986

# Tolcarne Drive

Pinner • • HA5 2DR

This bright and well-presented ground floor, two-bedroom garden maisonette is ideally located within the sought-after Harlyn Primary School catchment area and is just a short walk from Northwood Hills, offering a variety of shops, restaurants, coffee houses, and access to the Metropolitan Line Tube Station.

Ground Floor Garden Maisonette

Reception Room

Modern Fitted Bathroom

17ft Garage Own Drive with Off Street Parking to Two Cars

School Catchment Area for Harlyn Primary School

Two Double Bedrooms

Private Front and Rear Garden

Walking Distance to Northwood Hills Metropolitan Line Tube Station

Modern Fitted Kitchen

864 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 accommodation features its own private front door leading into an entrance hall, a spacious lounge with double-glazed French doors opening onto the garden, a modern fitted kitchen, a principal bedroom with built-in wardrobes, and a second bedroom benefiting from an en-suite WC.

### Outside

Outside, the property boasts a garage with its own driveway offering off-street parking for two cars, a private front garden, and a generous 33ft south-west facing rear garden, mainly laid to lawn with a patio area and mature shrub borders. The property also benefits from a long lease.

### Location

This Property is located in a quiet, family-friendly neighbourhood within the London Borough of Hillingdon. It falls within the popular Harlyn Primary School catchment and is close to other highly rated schools, including Northwood School and Pinner Wood.

The property is just a short walk from Northwood Hills Station (Metropolitan Line), offering quick access to Central London. Local amenities include supermarkets, cafes, restaurants, and parks, with excellent road links via the M1, M25, and M40.



### Schools:

Northwood School 0.5 miles  
Pinner Wood School 0.5 miles  
Harlyn Primary School 0.1 miles



### Train:

Northwood Hills Station 0.4 miles  
Pinner Station 0.8 miles  
Eastcote Station 1.4 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

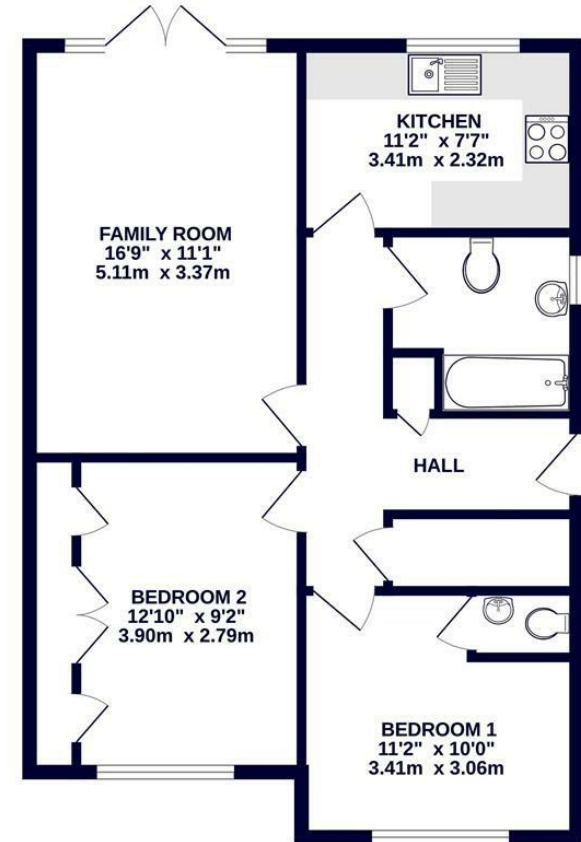
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
176 sq.ft. (16.3 sq.m.) approx.



GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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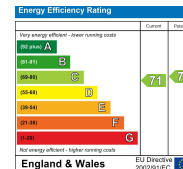


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