Rodney Gardens

Pinner • • HA5 2RP

Offers In Excess Of: £1,000,000

coopers

est 1986

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A spacious and versatile five bedroom family home arranged over three floors, offering approximately 2248 sq ft of internal accommodation with a well-balanced layout. The ground floor features two generous reception rooms, a fitted kitchen, a convenient WC, and access to the garage. The rear garden provides an excellent outdoor space, measuring approximately 291,3" x 26'4" (88.8m x 8.03m).
The first floor comprises three bedrooms, including a larger bedroom with bay window, alongside a family bathroom. The second floor provides an additional bedroom with eaves storage and a separate shower room, creating a flexible upper-level suite.

Located in Rodney Gardens, Pinner, this substantial home offers excellent proportions throughout, with multiple living areas and a practical layout ideal for family living.

FIVE BEDROOM

SEMI DETACHED

GARAGE

NEARLY 300FT GARDEN

DEVELOPMENT POTENTIAL AT THE REAR OF THE GARDEN

EXTENDED LIVING ROOM

FURTHER POTENTIAL TO EXTEND STPP

ENSUITE TO MASTER BEDROOM

SOUGHT AFTER LOCATION

APPROX AREA:

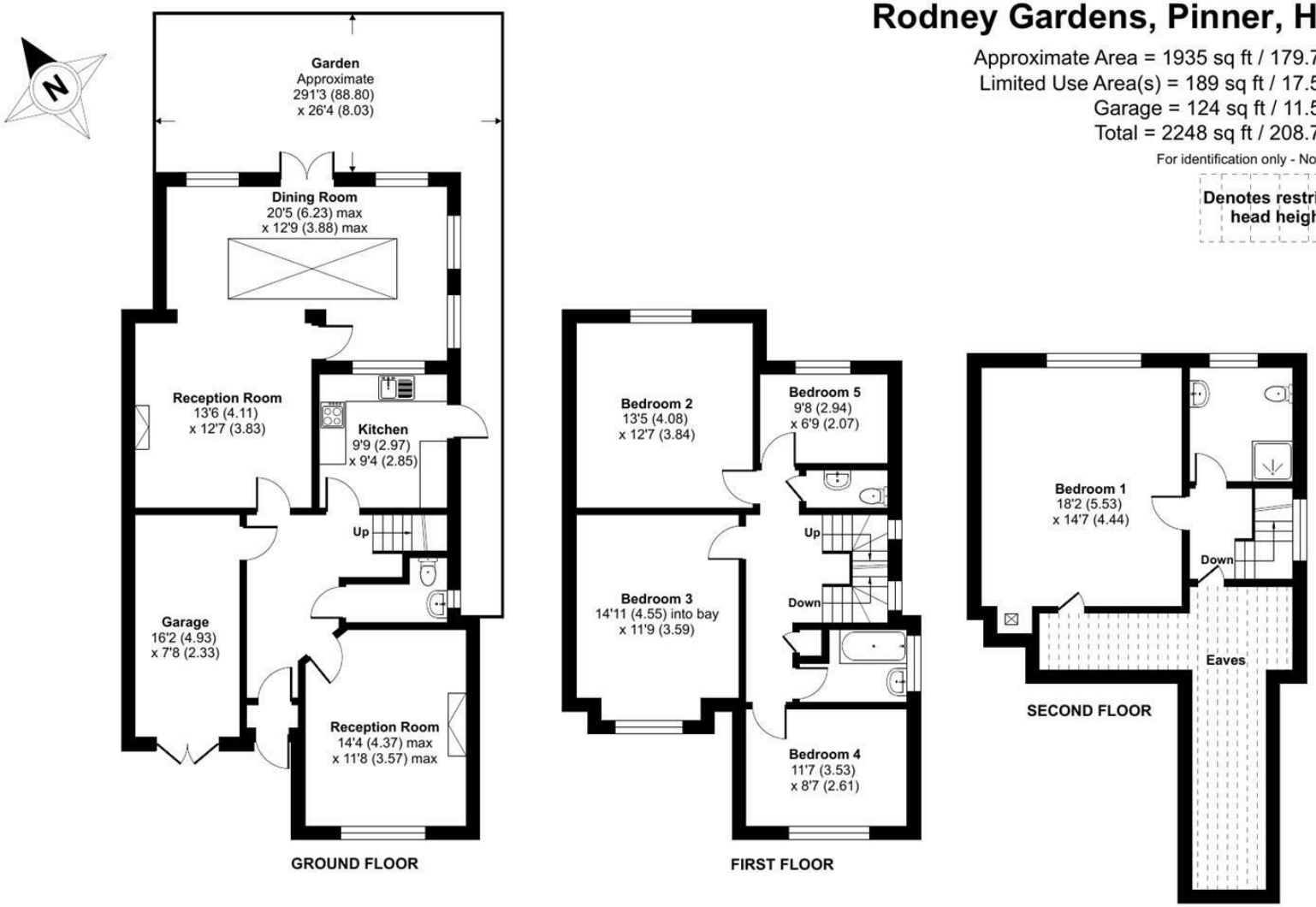
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

Rodney Gardens, Pinner, HA5

Approximate Area = 1935 sq ft / 179.7 sq m
Limited Use Area(s) = 189 sq ft / 17.5 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 2248 sq ft / 208.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Coopers. REF: 1467499

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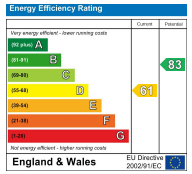

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.