

# 1 The Avenue

Pinner • Middlesex • HA5 4UT  
Offers In Excess Of: £450,000



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est 1986

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This spacious ground floor apartment offers a bright and welcoming living space, perfect for comfortable everyday living. The property has been well maintained throughout and boasts a fitted contemporary kitchen with quality fixtures and fittings, alongside a modern bathroom.

Ground floor apartment

Two large bedrooms

Ensuite

Close to Hatch End Station

Communal grounds

Gas central heating

Modern kitchen

Garage

Close to Outstanding Schools

780 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 front door opens to a generously sized hallway with two useful storage cupboards. There is a bright and spacious living room which features a large rear-aspect window, creating a welcoming and comfortable living space.

The fitted kitchen offers a stylish range of base and eye-level units with contrasting work surfaces, a four-ring gas hob with extractor above, an eye-level oven, and plumbing for both a washing machine and a full-sized dishwasher.

The property further benefits from two well-proportioned bedrooms, including a principal bedroom with en suite, and a modern wet room fitted with a WC and hand basin.

Outside, the communal gardens are immaculately maintained, and the property comes with the added advantage of a garage.

### Location

Situated in a highly convenient location, residents benefit from easy access to Hatch End Broadway, with its wide range of shops, cafés, and restaurants, as well as the well-regarded Grimsdyke School. Commuters will appreciate the excellent transport connections, including motorway access, multiple bus routes serving the surrounding area.



### Schools:

Grimsdyke School 0.4 miles  
Hatch End High School 0.5 miles  
St Teresa's Catholic Primary School and Nursery 0.6 miles



### Train:

Hatch End Station 0.1 miles  
Headstone Lane Station 0.7 miles  
Pinner Station 1.3 miles



### Car:

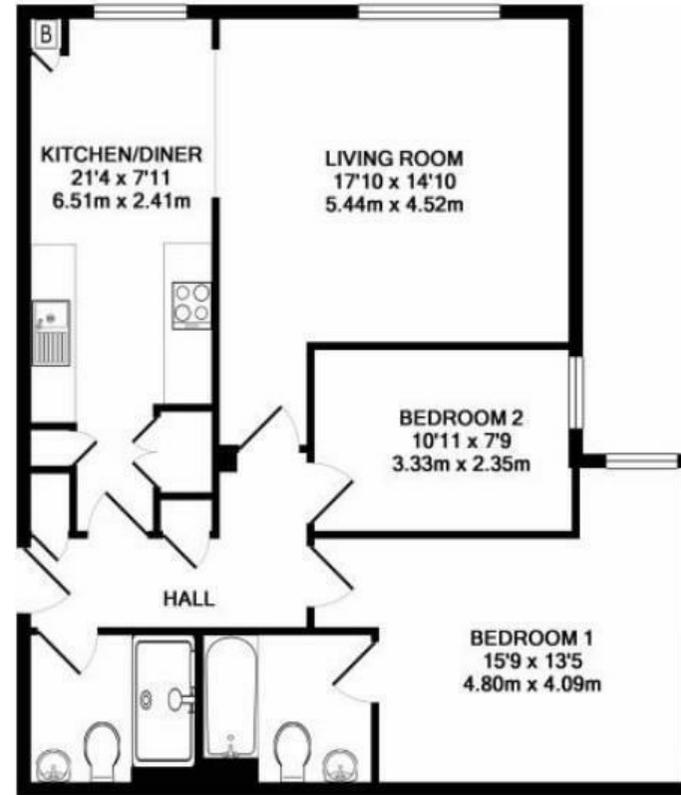
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 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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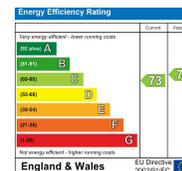


0208 017 6000

18 Bridge Street, Pinner,  
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk



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