



The Sigers, Pinner – HA5 2QJ

Guide Price £400,000 | Leasehold



LAWRENCE RAND



Key Features & Description

- Two Bedrooms
- First Floor Maisonette
- Private Rear Garden
- Permit Parking

Situated on a quiet and sought-after residential road in a prime Eastcote location, this bright and well-presented two-bedroom first-floor maisonette is just a short walk from the High Street and underground station.

The property offers spacious and well-proportioned accommodation throughout, with two generous bedrooms and a light-filled living space. A particular highlight is the private rear garden, partly decked, providing an excellent area for outdoor dining, entertaining or relaxing.

Ideally positioned within the popular catchment areas for Pinner High School and Cannon Lane Primary School, the property also benefits from excellent transport links. Eastcote Station is within easy walking distance, offering direct routes into Central London, while local bus services and convenient access to the M25, M40 and A40 further enhance connectivity.

A fantastic opportunity for first-time buyers, downsizers or investors, combining a peaceful setting with easy access to shops, schools and transport.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.





Nearest Stations

Eastcote Station – approx 0.6 miles

Ruislip Manor Station – approx 0.8 miles

Ruislip Station – approx 1.2 miles

Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: D

Suppliers:

Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

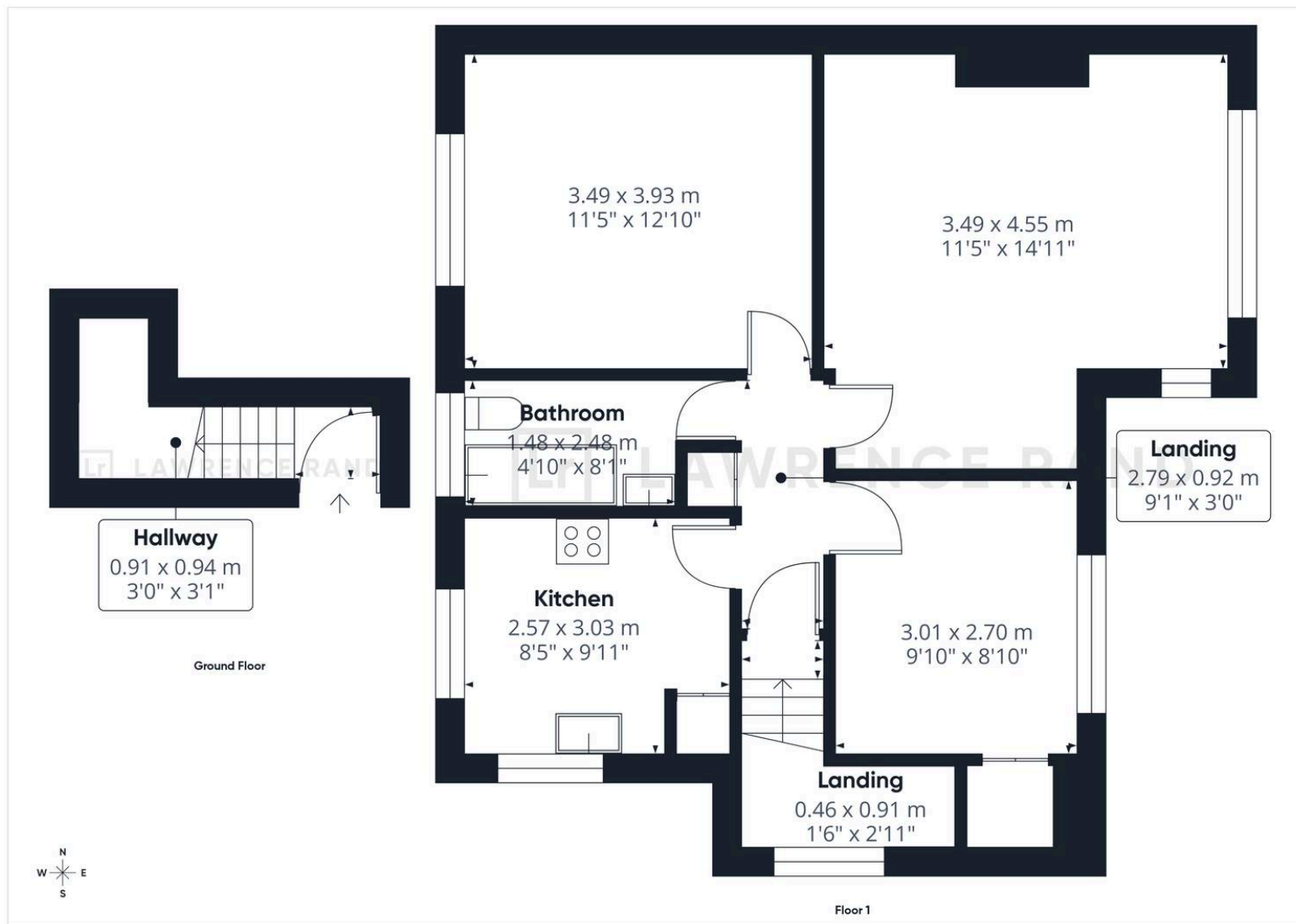
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -
Excellent, Three - Excellent, EE - Excellent





Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.