

Pinner View

Harrow • • HA1 4RR
Asking Price: £845,000



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An extended and beautifully presented five-bedroom, two-bathroom detached family residence boasting modern interiors with a stylish finish and an attractive rear garden, situated just a short distance from North Harrow's amenities and transport links.

The ground floor comprises an entrance porch and hallway, a guest WC, two good-sized reception rooms, and a modern kitchen with an adjoining dining room. There is access to the garage via the dining room, which is ideal for storage, and also leads to a utility room. Two double bedrooms with fitted wardrobes are located on the first floor, along with a further bedroom or study, and a four-piece family bathroom. The second floor hosts two additional double bedrooms, one of which benefits from an en-suite. The property offers a well-presented rear garden that is laid to lawn with a patio area and a decking area. Off-street parking is available at the front of the property, via your own driveway, along with a garage.

Five Bedrooms

Detached

Two Reception Rooms

Kitchen & Dining Room

Two Bath/Shower Rooms

Garage

Off street parking

Further potential to extend STPP

Large rear garden

1658 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.



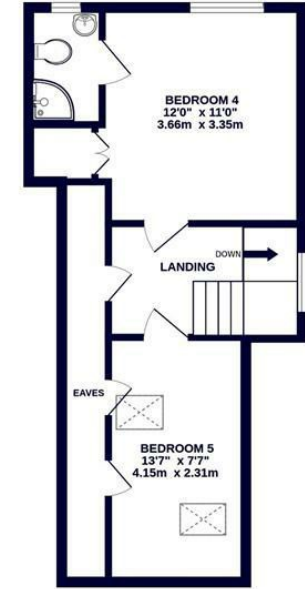
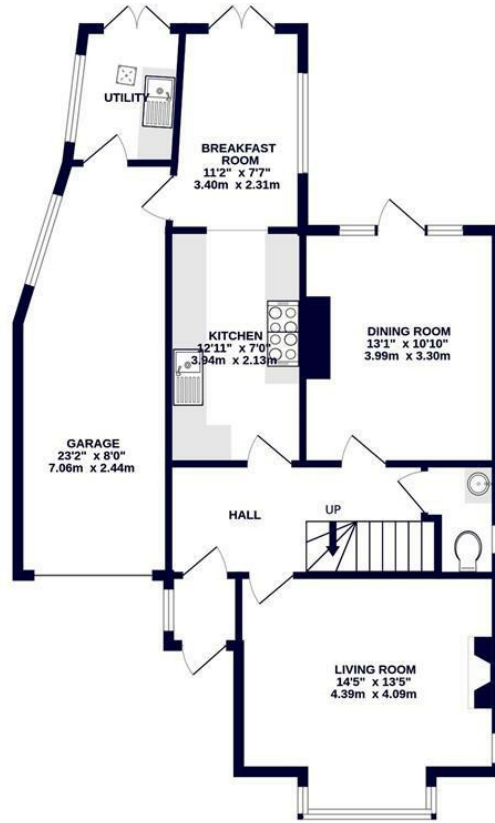


OUTBUILDING
100 sq.ft. (9.2 sq.m.) approx.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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TOTAL FLOOR AREA : 1658sq.ft. (154.0 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 |
|---|-------|---------|--------|
| How energy efficient? - lower savings costs | | | |
| A | B | C | D |
| E | F | G | |
| 100-41 | 69-55 | 55-39 | 39-21 |
| 82 | 62 | | |
| 0-10 | | | |
| Not energy efficient - higher savings costs | | | |
| England & Wales | | | |
| EPC Directive 2002/91/EC | | | |

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.