

# Curzon Place

Pinner • • HA5 2TQ  
Asking Price: £670,000



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This detached three-bedroom bungalow offers a flexible and well-balanced layout, making it an excellent option for downsizers, young families, or those seeking lateral living in a desirable location. This thoughtfully arranged bungalow is perfect for those seeking single-storey living without compromising on space, flow, or natural light. Offers a peaceful yet convenient setting sitting on a quiet residential cul de sac. The bungalow also benefits from a private garage.

Detached Bungalow

Three Bedrooms

Two Reception Rooms

One Family Bathroom

Fitted Kitchen

En-Suite off Master Bedroom

Off Street Parking & Private Garage

Well Maintained Garden

Quiet Cul De Sac Road

Approx Area: 1006 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

Step inside this charming and well-appointed bungalow, thoughtfully designed to combine comfort, practicality, and generous living space. You are first welcomed by spacious hallway that opens into the bright livingroom, setting the tone for the rest of the home.

The large living room provides a peaceful and light-filled retreat—ideal for relaxing or enjoying seamless indoor-outdoor living. The adjacent kitchen is well laid out and highly functional, perfect for everyday cooking and family use. A separate dining room at the front of the home offers a dedicated space for meals and entertaining, with large windows bringing in natural light.

Three well-proportioned bedrooms are arranged off the hallway. The principal bedroom benefits from its own ensuite, while the additional two bedrooms offer flexibility for guests, children, or use as a home office. A stylish family bathroom to add further convenience for daily living.

### Outside

Externally, the property features a beautifully maintained front and side wraparound garden, offering a tranquil outdoor space to relax or entertain. Additionally, there is a separate garage to the side, with off-street parking in front for multiple vehicles—providing both convenience and practicality.

### Location

Perfectly positioned between Eastcote and Pinner, this location offers residents a vibrant mix of boutique shops, restaurants, cafés, and supermarkets—ideal for everyday convenience and leisure. Commuters benefit from excellent transport links, with local bus routes as well as nearby Pinner Station (Metropolitan Line) and Eastcote Station (Metropolitan & Piccadilly Lines), providing seamless access into Central London.

The area is rich in green spaces, parks, and recreational facilities, creating a welcoming environment for families and those who enjoy an active outdoor lifestyle. Families will also appreciate the proximity to highly regarded schools, including the popular Cannon Lane School, located just half a mile away.





### Schools:

Harlyn Primary School 0.6 miles  
Coteford Infant School 0.5 miles  
Cannon Lane Primary School 0.6 miles



### Train:

Pinner Station 0.8 miles  
Eastcote Station 0.9 miles  
Northwood Hills Station 1.0 miles



### Car:

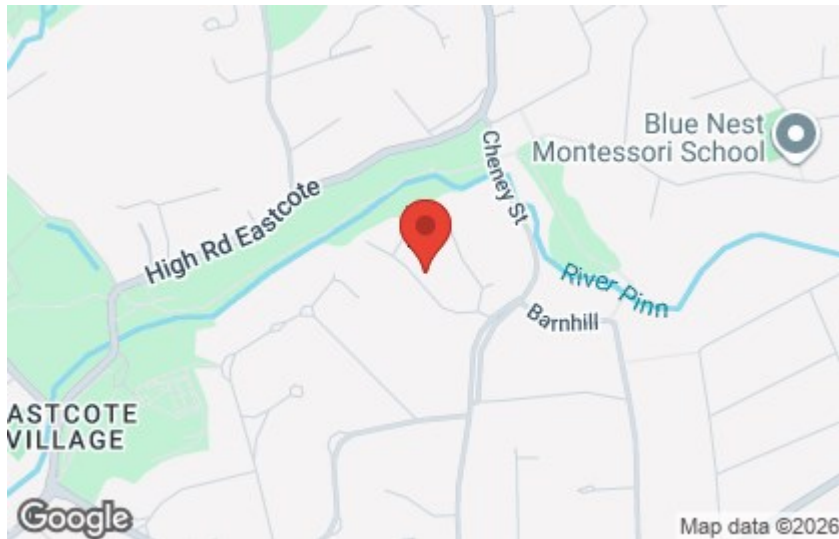
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR:  
862 sq.ft. (80.0 sq.m.) approx.

OUTBUILDING:  
145 sq.ft. (13.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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 misstatement. 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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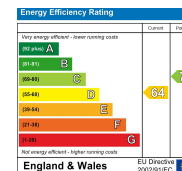
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0208 017 6000

18 Bridge Street, Pinner,  
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk



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