

# Dawlish Drive

Pinner • Middlesex • HA5 5LL

Guide Price: £675,000



coopers  
est 1986

# Dawlish Drive

Pinner • Middlesex • HA5 5LL

This refined, three bedroom semi-detached house on Dawlish Drive with a large, east facing private garden and off-street parking, extends to just over 1,100 sq.ft and is traditionally split over two levels. The house itself is set back from the road behind the paved parking area fit for two vehicles. To the front aspect, you will find a 30ft through-lounge, completed by high skirting, coving and maintained neutral carpet. Heading towards the rear of the lounge, there is ample space for a large dining area offering superb views of the east facing garden. The ground floor is completed by a useful utility room which can be located off of the kitchen. The kitchen itself benefits from an excellent range of storage, worktop space and a selection of integrated appliances. Stairs rise to the first floor, where a large landing provides access to three, bigger-than-average bedrooms and a family bathroom with separate W.C. The master bedroom measures at an impressive 14ft and comes equipped with a bay window allowing for a mass of natural light and fitted cupboards. Readymade, and a true example of fine living this exceptional residence is ideal for the growing family.

Semi-detached residence

Three bedrooms

30ft through-lounge

Functioning kitchen

Spacious master bedroom

Family bathroom

12ft second bedroom

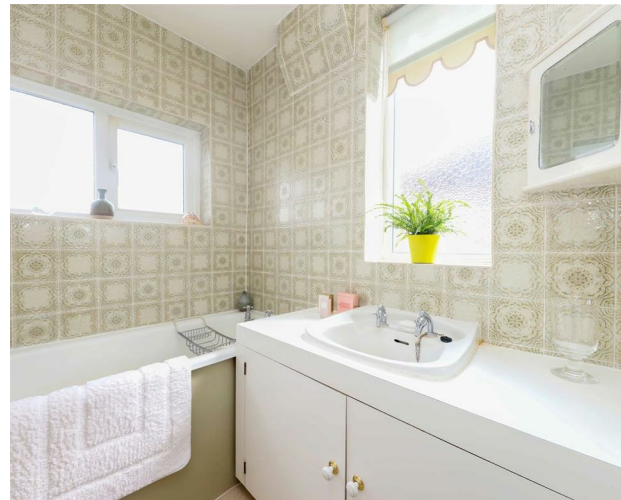
Off street parking and 16ft garage

Large rear garden

1133 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.





#### Directions

From our Pinner office on Bridge Street, head south-west towards Marsh Road. At the roundabout, take the second exit onto Eastcote Road and continue straight. Proceed for 0.2 miles before turning left onto Cannon Lane and then left again onto Whittington Way. Dawlish Drive can be located a short distance up on the right hand side.

#### Situation

Dawlish Drive is situated in a sought-after, family friendly location just moments from Pinner High Street which benefits from an array of highly regarded restaurants, shops, cafes and bars. The Metropolitan/Piccadilly line station based at both Eastcote and Pinner offers swift and regular connections to Baker Street and the City. There are a number of highly regarded schools in the area including Cannon Lane, Bishop Ramsey and Haydon. For the motorist, the A40/M25 is a short drive away providing access to London and the Home Counties.

#### Description

This refined, three bedroom semi-detached house on Dawlish Drive with a large, east facing private garden and off-street parking, extends to just over 1,100 sq.ft and is traditionally split over two levels. The house itself is set back from the road behind the paved parking area fit for two vehicles. To the front aspect, you will find a 30ft through-lounge, completed by high skirting, coving and maintained neutral carpet. Heading towards the rear of the lounge, there is ample space for a large dining area offering superb views of the east facing garden. The ground floor is completed by a useful utility room which can be located off of the kitchen. The kitchen itself benefits from an excellent range of storage, worktop space and a selection of integrated appliances. Stairs rise to the first floor, where a large landing provides access to three, bigger-than-average bedrooms and a family bathroom with separate W.C. The master bedroom measures at an impressive 14ft and comes equipped with a bay window allowing for a mass of natural light and fitted cupboards. Readymade, and a true example of fine living this exceptional residence is ideal for the growing family.

#### Outside

To the front, the residence offers off-street parking for numerous vehicles. To the rear, a superb garden which is mostly laid to lawn. This well-maintained, outdoor area creates a wonderful, tranquil and private secluded space to enjoy throughout summer months. Completing the residence is a 16ft garage.



### Schools:

Cannon Lane Primary School (0.41 miles)  
 Reddiford School (0.44 miles)  
 Pinner High School (0.48 miles)



### Train:

Pinner Station (0.70 miles)  
 Rayners Lane Station (0.72 miles)  
 North Harrow (0.85 miles)



### Car:

M4, A40, M25, M40



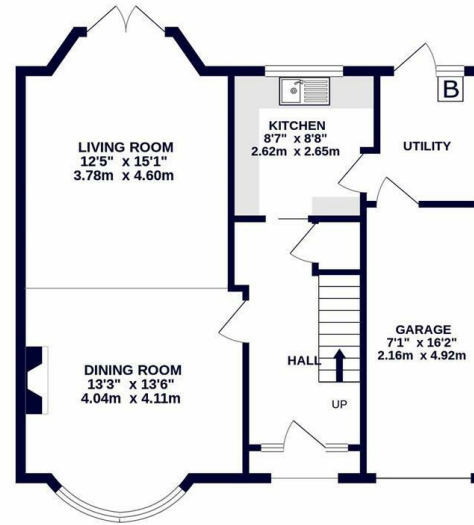
### Council Tax Band:

E

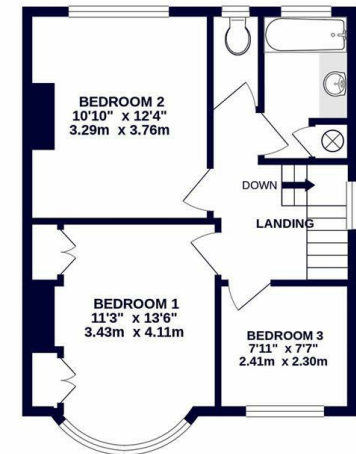
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
 454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 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.  
 Made with Metropix ©2021

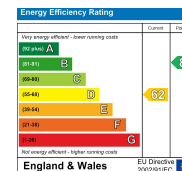
**coopers**  
 est 1986

0208 017 6000

18 Bridge Street, Pinner,  
 Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk



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.