

Pinn Way

Ruislip • • HA4 7QJ
Asking Price: £1,050,000



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Offered to the market chain free, this spacious four-bedroom family home is ideally situated on the sought-after Pinn Way, in the heart of Ruislip, enjoying a peaceful setting surrounded by nature while remaining close to local amenities, schools, and transport links. The ground floor offers a welcoming entrance hall leading to a bright front living room, a separate dining room perfect for entertaining, a well-appointed kitchen with adjoining utility room, and a generous conservatory overlooking the rear garden, creating an excellent additional living space throughout the year. A convenient downstairs WC completes the accommodation. The first floor comprises three well-proportioned bedrooms and a modern family bathroom, while the second floor provides a spacious fourth bedroom, ideal as a principal suite, guest room, or home office. Outside, the property benefits from a detached office and separate storage building, offering excellent flexibility for those working from home or requiring additional storage space. Located within one of Ruislip's most desirable residential areas, the home is surrounded by green open spaces and nature, offering a tranquil lifestyle while being within easy reach of Ruislip High Street, excellent schools, and Underground.

CHAIN FREE

DETACHED

4 BEDROOM

POTENTIAL TO EXTEND (STPP)

SOUGHT AFTER LOCATION

LARGE GARDEN

BEAUTIFUL VIEWS

OFF STREET PARKING

CLOSE TO LOCAL AMENITIES

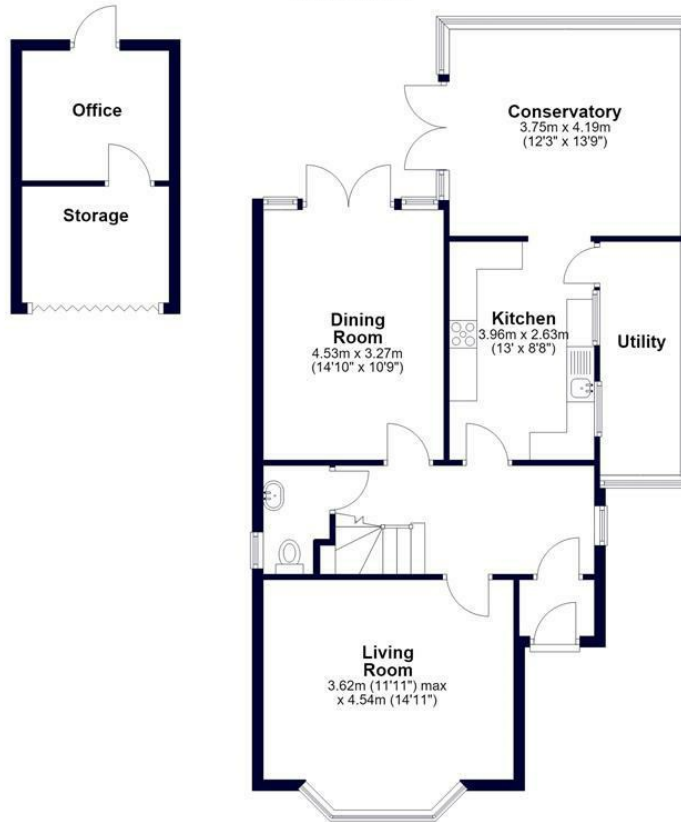
LOFT EXTENSION

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.





Ground Floor
Approx. 79.8 sq. metres (859.5 sq. feet)
(excluding Office, Storage)



First Floor
Approx. 55.9 sq. metres (602.2 sq. feet)



Second Floor
Approx. 14.4 sq. metres (155.1 sq. feet)



Total area: approx. 150.2 sq. metres (1616.8 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales 2008/01/01		

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.