

The logo for Andrew Pearce PINNER, featuring a gold crown icon above the text "Andrew Pearce" in a serif font, with "PINNER" in a smaller sans-serif font below it, all set against a dark blue background.

Andrew Pearce
PINNER

CUCKOO HILL DRIVE, PINNER, MIDDLESEX HA5 3PG

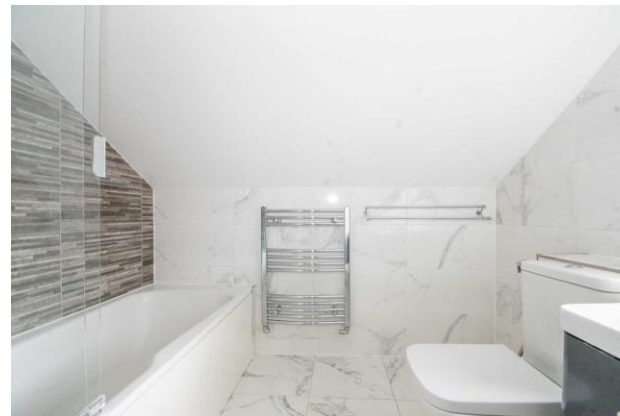
Detached House

We're excited to present this charming four-bedroom detached home, brimming with character and space. Conveniently located near Pinner Village on a picturesque, tree-lined street, it's just a 10-minute stroll to Pinner High Street, which boasts a delightful array of boutique shops, dining options, coffee houses, and popular supermarkets. Commuters will appreciate the nearby Pinner tube station on the Metropolitan Line, providing quick and frequent access to Central London and beyond. Families will find excellent primary and secondary schools in the area, with West Lodge School just a short distance away, along with children's parks and recreational facilities.

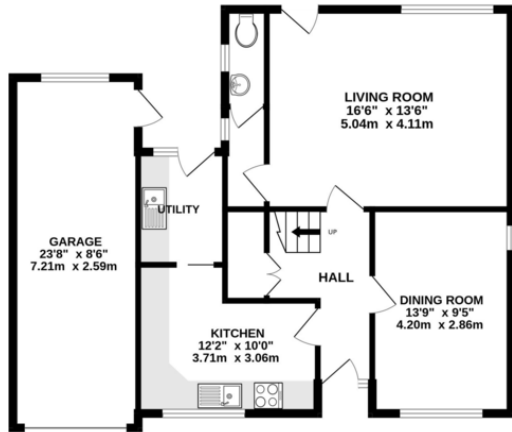
This detached residence features a characterful design, with a spacious living room and a dining room on the ground floor. The kitchen offers a lovely view of the garden and includes built-in appliances, along with a convenient utility room. Upstairs, you'll find four bedrooms, perfect for a small family or those needing extra space for guests or a home office. The property also includes a garage for additional storage and parking. Overall, the layout is well-designed, filled with natural light, providing a comfortable living environment.

The front of the home features a driveway for off-street parking, complemented by a well-maintained front garden. The rear boasts ample outdoor space, including a generously sized patio and a lawn that extends to the end of the garden.

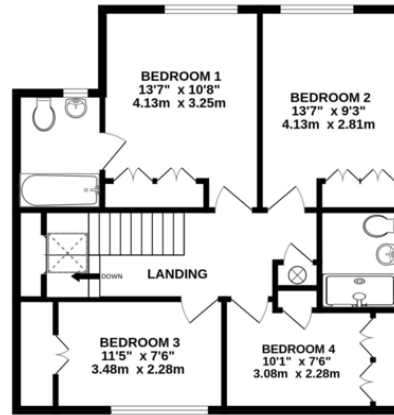
Cuckoo Hill Drive is a desirable street situated less than half a mile from the heart of Pinner, where you'll find a wide selection of shops, supermarkets, cafes, and restaurants. The property is also conveniently close to the highly regarded West Lodge Primary School. Pinner's Metropolitan Line station is nearby, offering frequent services to London Baker Street, while Hatch End provides mainline access to Euston. For drivers, the M1, M40, and M25 motorways are easily accessible.



GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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