



## COTEFORD CLOSE, PINNER

### £549,950

**\*\* NO ONWARD CHAIN \*\***A spacious three/four bedroom, two reception, middle terrace house conveniently located for Ruislip and Ruislip Manor Metropolitan/Piccadilly Line stations, Northwood Hills Metropolitan Line Station and within the catchment of Coteford Infant and Junior Schools. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance hallway with large built in storage cupboard, bay fronted reception room/fourth bedroom, rear reception room overlooking rear garden, French doors to garden, spacious kitchen with underfloor heating and side access to front and rear gardens, downstairs W/C, three bedrooms off landing and family bathroom. Further benefits include double glazing, gas central heating, off street parking for two vehicles and side access to a private rear garden.

- THREE/FOUR BEDROOMS
- DOWNSTAIRS W/C
- TWO RECEPTION ROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING FOR 2 CARS
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- NO ONWARD CHAIN
- SPACIOUS KITCHEN WITH UNDERFLOOR HEATING

## Ground Floor

### Hallway

Entrance into hallway via front aspect double glazed door, dado rail, power points, under stairs storage, radiator, power points, built in storage cupboard with front aspect frosted double glazed window, laminate flooring.

### Downstairs W/C

Front aspect frosted double glazed window, low level W/C, wall mounted hand wash basin with mixer tap, tiled splash back, extractor fan.

### Reception Room One

13' 7" x 12' 5" (4.14m x 3.78m) Rear aspect double glazed French doors to garden, dado rail, feature fireplace, radiator, power points, TV aerial, phone point, laminate flooring.

### Reception Room Two/Bedroom Four

12' 5" max x 10' 9" into bay (3.78m x 3.28m) Front aspect double glazed window into bay, radiator, power points, phone point, laminate flooring.

### Kitchen

10' 5" x 9' 4" (3.17m x 2.84m) Rear aspect double glazed window, side aspect frosted double glazed door providing side access to front and rear gardens, range of wall and base level units with roll top work surfaces, pull out work top, one and a half bowl sink with drainer, mixer tap with pull out spray, space for gas cooker with stainless steel splash back, overhead extractor fan, space for dishwasher, plumbed for washing machine, space for fridge/freezer, part tiled walls, power points, radiator, tiled flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, loft access.



DISCLAIMER: 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 as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### **Bedroom One**

13' 9" x 11' 7" (4.19m x 3.53m) Rear aspect double glazed window, rang of fitted wardrobes, cupboard enclosed wall mounted boiler, power points, carpeted flooring.

#### **Bedroom Two**

12' 2" max x 10' 7" max (3.71m x 3.23m) Rear aspect double glazed window, built in storage cupboard, power points, carpeted flooring.

#### **Bedroom Three**

11' 4" max x 9' 2" max (3.45m x 2.79m) Front aspect double glazed window, spot lighting, power points.

#### **Bathroom**

9' 1" x 5' 9" (2.77m x 1.75m) Front aspect frosted double glazed window, Low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, radiator, two wall mounted medicine cabinets, spot lighting, tiled walls, lino flooring.

#### **Outside**

##### **Front Garden**

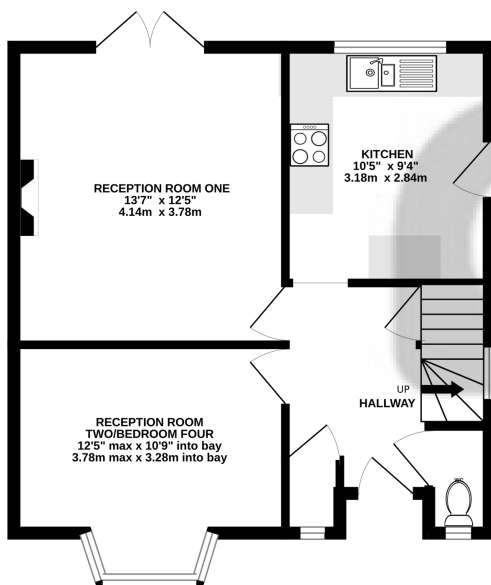
Off street parking for two cars via own driveway, shared side access leading to rear garden via wooden gate, stocked borders.

##### **Rear Garden**

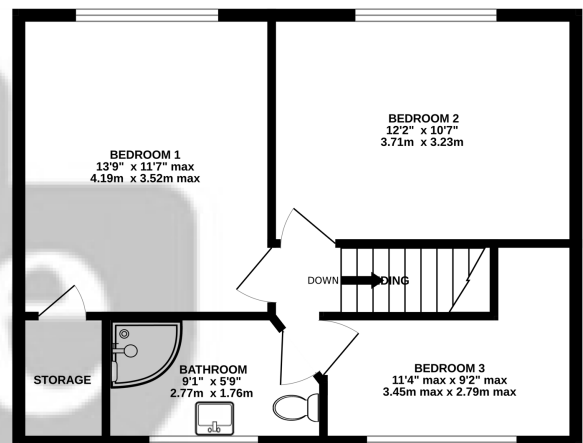
Patio leading to lawn, rear patio area, fence enclosed, side aspect wooden gate leading to front garden, stocked borders.



GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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