



SPINDLE COTTAGE, CUCKOO HILL, PINNER, HA5 2BE



A delightful Arts and Crafts style Character semi-detached home occupying a prominent corner position between Cuckoo Hill & Birchmead Avenue.

'Spindle Cottage' was built in the 1920's and exudes the charm of the Arts and Crafts architectural movement. The original design features include small casement windows, half-hipped roofs, and ornate chimneys.

The property has been updated and modernised over recent years with the accommodation comprising; original front door, spacious entrance hallway, double aspect living room with a lovely feature fireplace, dining room with doors opening to the rear patio and private garden. The kitchen has been refitted and has a range of modern units at the base and eye level with contrasting worksurfaces. There is a door leading to a courtyard garden, utility room and detached garage. Completing the ground floor is a large double bedroom with double aspect window/patio door and guest cloakroom.

To the first floor, there is a spacious principle bedroom, large second bedroom (with large eves storage space that could be changed into another room / ensuite STPP) and a well-appointed family bathroom.

Outside, the property has a private and secluded rear garden & courtyard garden ideal for entertaining. Furthermore, there is a summer house and a detached garage.

Cuckoo Hill is located with a short walk of Pinner, which boasts a variety of boutique shops, restaurants, coffee houses and popular supermarkets.

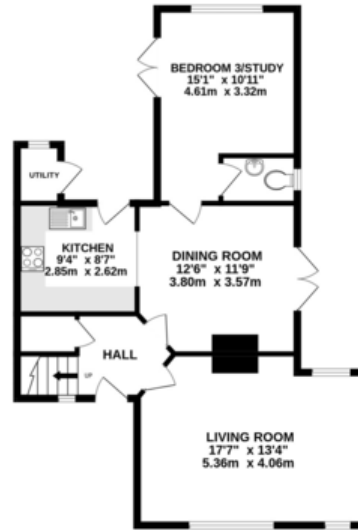
Transport facilities include local bus links and the Metropolitan Line at Pinner station providing a frequent service into the heart of Central London and beyond. The area is also well served with a range of schooling, children's parks/playgrounds and recreational facilities.



OUTBUILDINGS
261 sq.ft. (24.2 sq.m.) approx.



GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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