



Flag Walk, Pinner, HA5 2EP

In Excess of **£625,000** | Leasehold



LAWRENCE RAND



Key Features & Description:

- Stylish three-bedroom semi-detached home
- Quiet and family-friendly cul-de-sac
- Spacious open-plan kitchen/dining area
- Front living room opening to dining area
- Ground floor guest cloakroom
- Contemporary family bathroom
- Private parking plus on-street availability
- Landscaped rear garden with patio and lawn
- Walking distance to schools and Northwood Hills Station

This stylish and well presented three bedroom semi detached home offers modern comfort and versatile living in a peaceful cul de sac setting, perfect for young families or professionals. The ground floor opens into a welcoming hallway with a guest cloakroom, leading through to a bright and spacious living room positioned at the front of the home. This inviting space flows seamlessly into the dining area and open-plan kitchen, creating a natural hub for family life and entertaining. The kitchen features a range of wall and base units, generous work surfaces, and space for appliances, with double doors opening directly onto the rear garden. Upstairs, the first floor provides three well-proportioned bedrooms and a contemporary family bathroom, all tastefully finished and designed for comfort. Outside, the landscaped rear garden includes a patio ideal for outdoor dining, leading to a neat lawn with mature planting. There is a garage and private parking to the side of the property, with additional on street parking available. **Presented with care by Lawrence Rand – helping you find the place you'll love to call home.**





Nearest Stations

Eastcote Station - Approx 0.7 miles
Ruislip Manor Station - Approx 0.8 miles
Ruislip Station - Approx 1.1 mile

Location:

Flag Walk is conveniently positioned in a family residential location, within a few minutes' walk of Coteford Primary School, Haydon Secondary School and Northwood Hills Station on the Metropolitan line is within walking distance. Also close proximity to Eastcote high street and its array of shops and transport links.

Verified Material Information:

Local authority: Hillingdon
Council tax band: F
Leasehold: 997 years from 29 September 1963
Ground Rent: £21.00 per annum

Suppliers:

Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

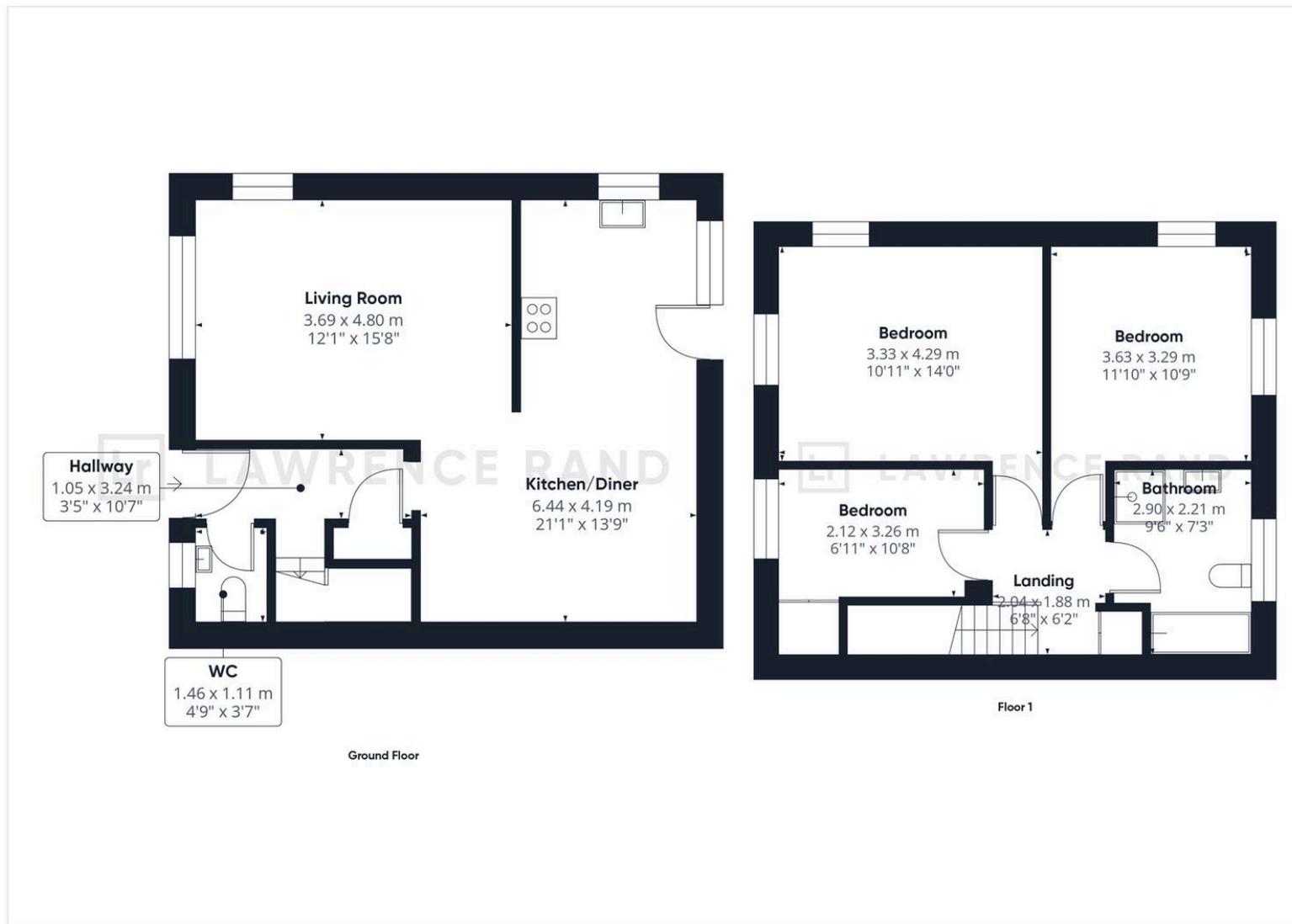
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.