



An immaculate three bedroom, three bathroom detached chalet bungalow  
Cuckoo Hill, Pinner, HA5 2BB

**ROBSONS**

**Asking Price: £3,600 pcm**

## **An immaculate three bedroom, three bathroom detached chalet bungalow**

Cuckoo Hill, Pinner, HA5 2BB

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- FITTED KITCHEN • DINING ROOM • LIVING ROOM • UTILITY ROOM • THREE DOUBLE BEDROOMS • THREE BATHROOMS • ATTRACTIVE LANDSCAPED GARDENS • GARAGE • DRIVEWAY • UNFURNISHED
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### **Description**

Robsons are delighted to bring to market this immaculately presented and fully modernised three bedroom, three bathroom detached chalet bungalow. Positioned in the heart of Pinner, the property comprises of an entrance hall, open style lounge and dining room leading to a sun room with views over the beautifully designed landscaped garden, fitted kitchen, utility room, double bedroom with fitted wardrobes and ensuite shower room, family bathroom and a further double bedroom at the rear. To the first floor is a spacious double bedroom with built in storage and a modern ensuite shower room. The property is offered unfurnished and features an integrated garage and ample off street parking via the front drive way.

**\*\*A holding deposit of one weeks rent is required to secure this property\*\***

### **Location**

Situated in a sought-after location and positioned on one of Pinner's most premier roads, the property is ideally located close by to local highly regarded schools and Pinner's wide choice of amenities. Pinner offers a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station, providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.





### Additional Information

- Local Authority: Hillingdon
- Council Tax Band: F
- Deposit Amount: £4,153.00
- Reservation Payment: One weeks deposit
- Energy Efficiency Rating: Band E
- Available Date: 09/04/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



# Braeside Cottage, Cuckoo Hill, Pinner, HA5

Approximate Area = 1835 sq ft / 170.4 sq m (includes garage)

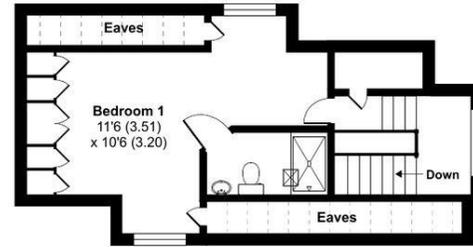
Limited Use Area(s) = 91 sq ft / 8.4 sq m

Total = 1926 sq ft / 178.9 sq m

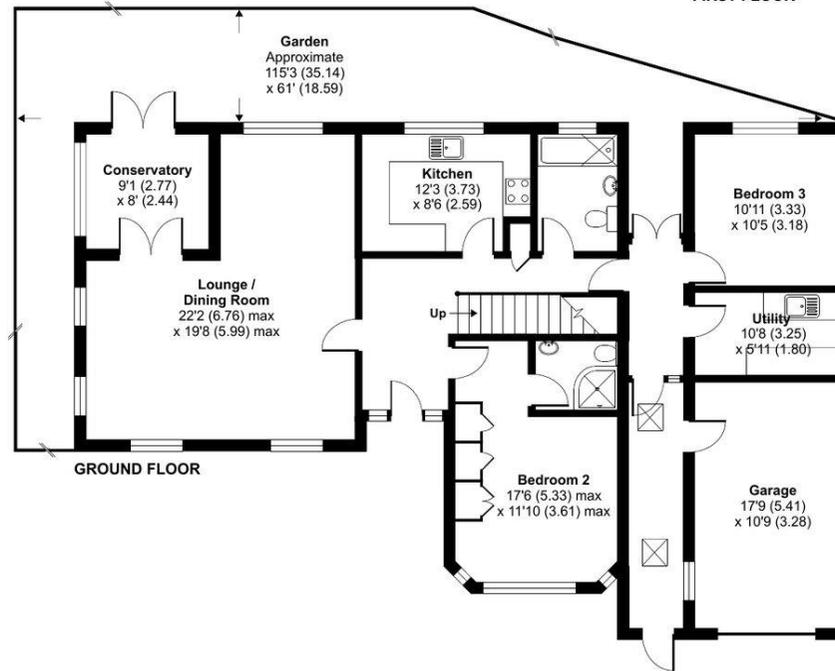
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Robsons Lettings. REF: 853970



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