



Tolcarne Drive

Pinner, HA5

binks
estate agent

{ The Particulars

Tolcarne Drive
Pinner, HA5

Guide Price: £395,000
Leasehold

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Ground floor maisonette
- Entrance hallway with storage
- Two bedrooms
- Open plan living space
- Family bathroom
- Private rear garden
- Garage and shared driveway
- Walking distance to local amenities and transport links
- Chain Free
- EPC: C

Binks Estate Agents

Wyatts House,
Rickmansworth Road
Chorleywood, WD3 5SE
01923 282244
sales@binksweb.com
www.binksweb.com

The Property

Two-bedroom ground floor maisonette situated in a convenient location close to Northwood Hills Station and a variety of local shops. The entrance hall has a storage cupboard and a further coats cupboard. The open plan living area is bright and inviting, featuring patio doors that lead directly to the private rear garden, creating a flow between indoor and outdoor spaces. The adjoining kitchen is well appointed with a range of fitted wall and base units, a built-in oven, and a gas hob, along with its own garden access. There are two bedrooms and a family bathroom.

Outside, the property has a private garden, predominantly laid to lawn with mature plant and shrub borders, perfect for relaxing or entertaining. The property also benefits from a garage, conveniently accessed via a shared driveway. Offered to the market chain-free the property presents an excellent opportunity for those seeking a well-connected and comfortable residence.

Location

Tolcarne Drive is a few minutes' walk from Northwood Hills High Street with its good selection of shops and restaurants. Northwood Hills Station offers rail connections to central London via the Metropolitan Line. Popular schools are located nearby including Harlyn Primary School and Northwood High School.

Tenure

Leasehold: 140 years from 29 September 2009

Costs

Council Tax: Hillingdon Council – Band D - £1,863.91
(For the period 2024-2025)

Ground rent: £120.00 per annum

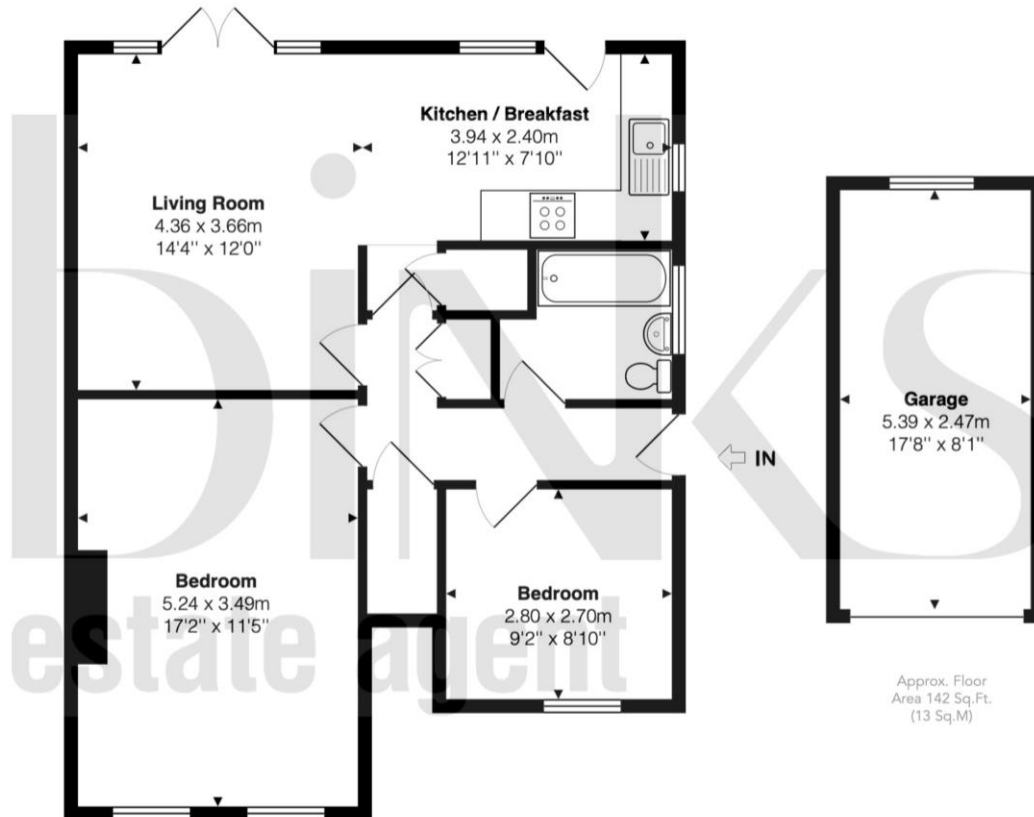
Buildings insurance: price per property - £700.00
per annum

{ Ground floor maisonette with private garden in a residential location close to the amenities of Northwood Hills. This two-bedroom property has an open plan living room to the kitchen/breakfast area, family bathroom and a garage. **Offered to market chain free.**

Tolcarne Drive, Pinner, Greater London, HA5 2DL

Approx. Gross Internal Area

80 Sq M – 865 Sq Ft



Approx. Floor Area 142 Sq.Ft. (13 Sq.M)

Ground Floor
Approx. Floor Area 722 Sq.Ft. (67 Sq.M)

For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

