

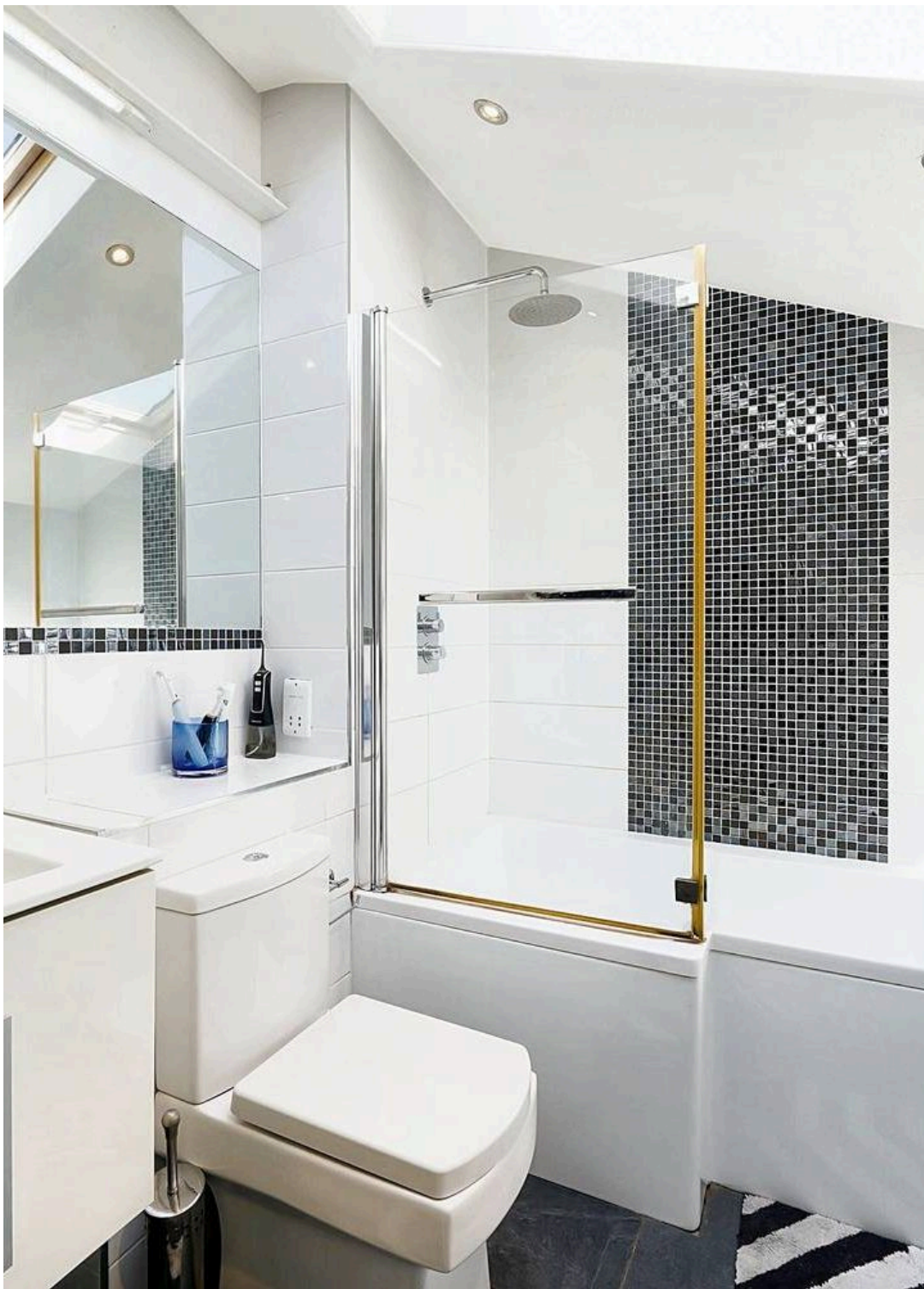


EST 2004
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2 Langland Drive, Pinner, HA5 4SA

Starting Price £999,950



2 Langland Drive

Pinner, HA5

BEING SOLD VIA SECURE SALE ONLINE BIDDING. T&Cs APPLY

ElliotLee is delighted to present this impressive **four-bedroom detached house**, located on the sought-after **Langland Close** in Pinner, offering exceptional space and flexibility.

The property features **four generously proportioned double bedrooms**, ideal for comfortable family living. The **contemporary fitted kitchen** is complemented by a practical **utility room**, while the home offers **four reception rooms**, providing highly versatile spaces that can be used as living, dining, office, or play areas.

There are **two well-appointed family bathrooms**, ensuring convenience for larger households. Additional standout features include a **double-length garage** providing ample storage, **off-street parking for multiple vehicles**, and a **private swimming pool**, perfect for leisure, relaxation, and entertaining.

Set on an **expansive plot**, this home also offers **potential to extend** (subject to planning permission), making it an exciting opportunity for buyers looking to create their dream home.

Located in a **prime position within walking distance to Hatch End High Street**, residents can enjoy access to a variety of shops, restaurants, and amenities, along with excellent local schools and transport links.

Contact ElliotLee today to arrange your viewing or for further details on how to participate in the online auction.

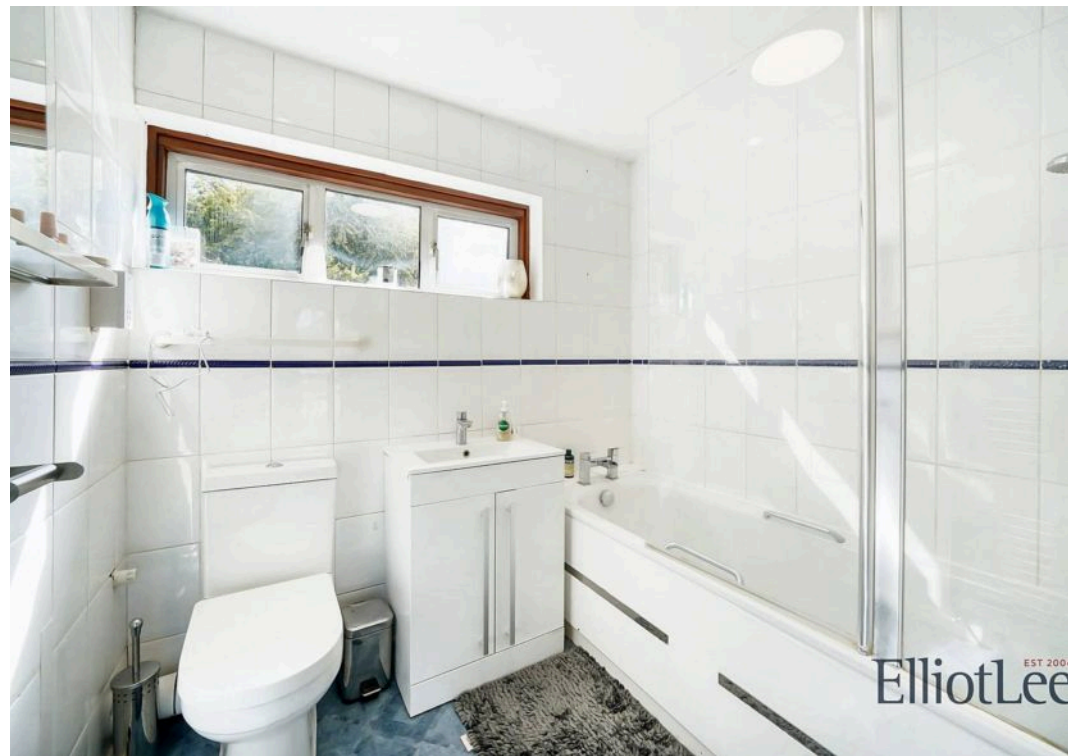
These particulars are provided as a general guide only and do not form part of any offer or contract.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E, EPC Environmental Impact Rating: E





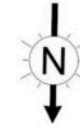
Langland Drive, HA5 4SA

Approx Gross Internal Area = 193.05 sq m / 2078 sq ft

RHH / Eaves Storage = 14.89 sq m / 160 sq ft

Total = 207.94 sq m / 2238 sq ft

 = Reduced Headroom Below 1.5m / 5'0



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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