



**1 Pinn Way, Ruislip**  
Ruislip

Guide Price **£850,000**





# 1 Pinn Way

Ruislip

Elegant four-bedroom semi-detached home with period features, modern updates, landscaped gardens, double garage, driveway, spacious living areas, and potential to extend (subject to consent).

Council Tax band: F

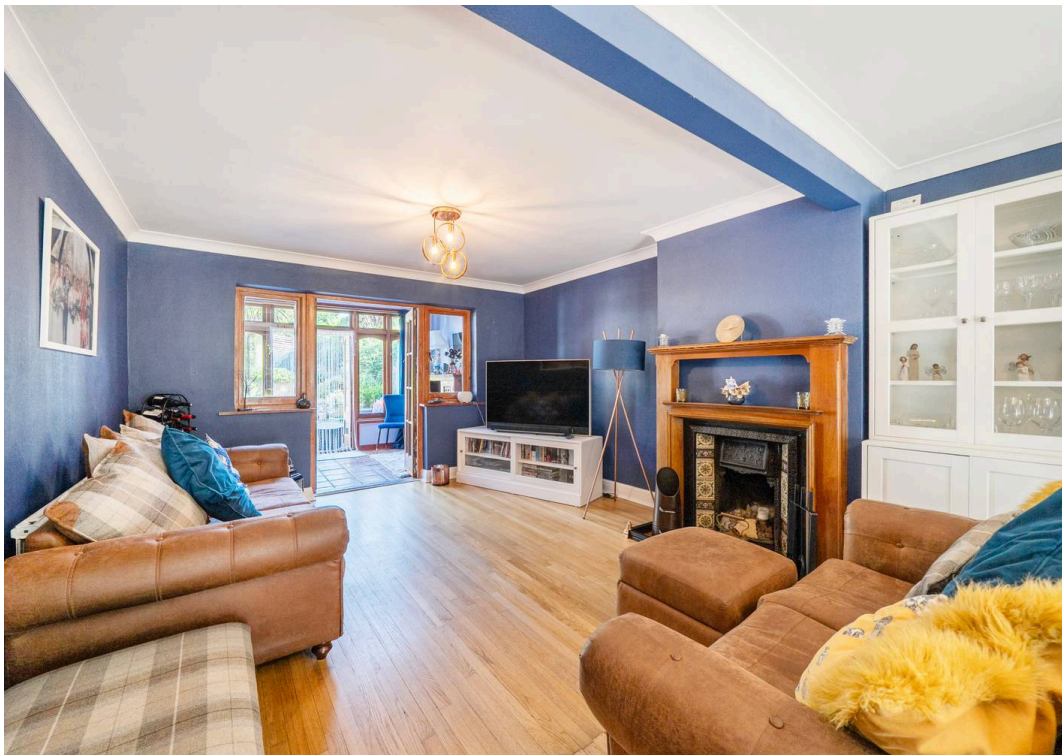
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four well proportioned bedrooms
- Open plan double reception room and interconnecting dining area
- Kitchen and breakfast room
- Generous bathroom with full suite
- Off street parking leading to a double garage
- Japanese inspired garden
- Character bay windows and abundant natural light
- Views over fields and allotments
- Scope for further extension (STPP)







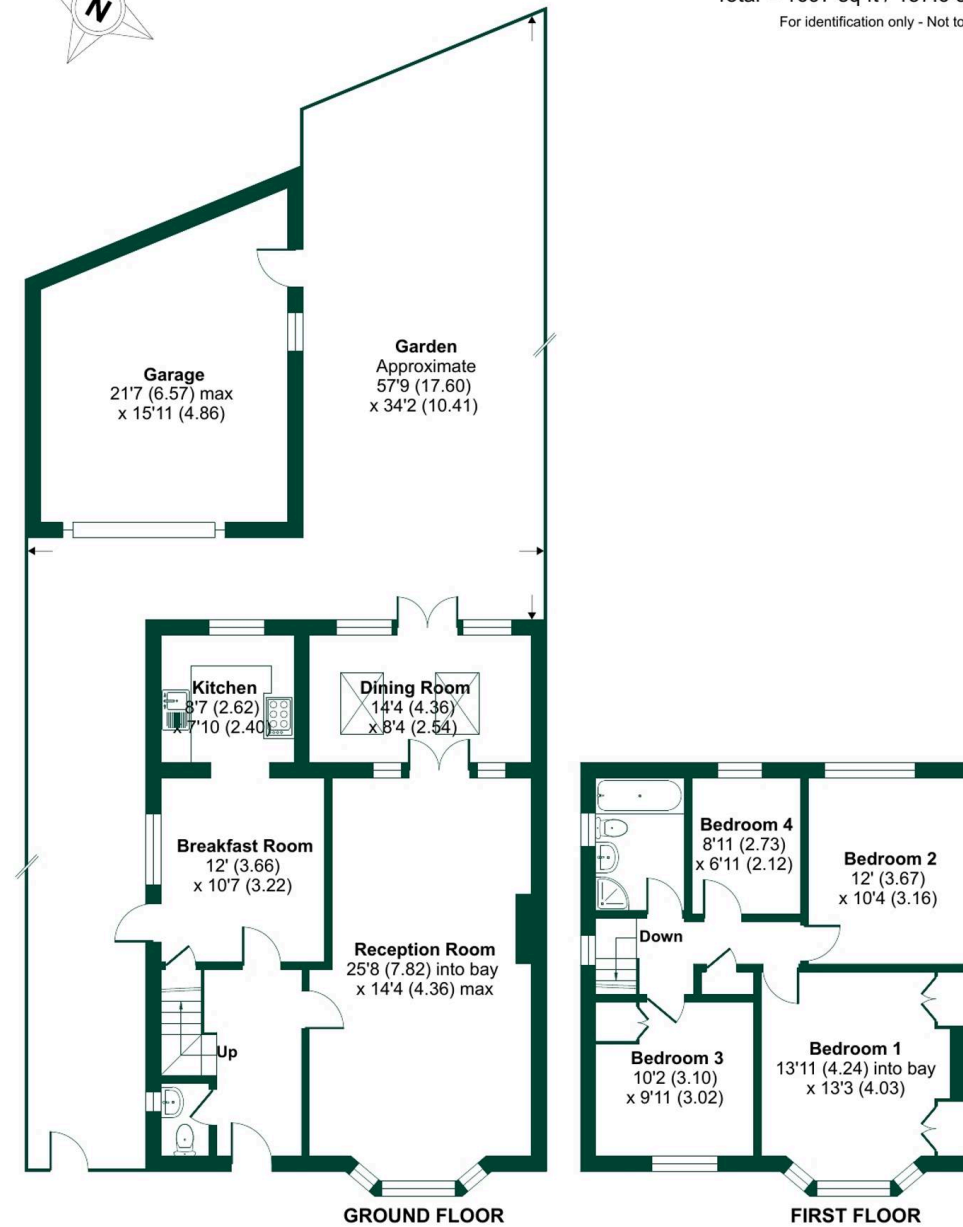
## Pinn Way, Ruislip, HA4

Approximate Area = 1406 sq ft / 130.6 sq m

Garage = 291 sq ft / 27 sq m

Total = 1697 sq ft / 157.6 sq m

For identification only - Not to scale





## Sam Robbins Estate Agents

1B, High Street, Ruislip - HA4 7AU

01895 217 217

[hello@samrobbins.co.uk](mailto:hello@samrobbins.co.uk)

<http://www.samrobbins.co.uk>

