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Andrew Pearce
PINNER

DEVONSHIRE ROAD, EASTCOTE, PINNER, MIDDLESEX HA5 1TX



Situated on a sought-after road close to schools, shops and transport links, this larger than average three bedroom, semi-detached home offers a superb opportunity for the growing family to make this house their own.

The ground floor comprises; entrance hallway, a welcoming reception room, fitted kitchen and spacious dining room.

To the first floor are three generous bedrooms and a bathroom with a separate WC.

The large private garden is approximately 100ft + & lawn, shrubs, patio, ideal for the summer months and access to the garage and off street parking.

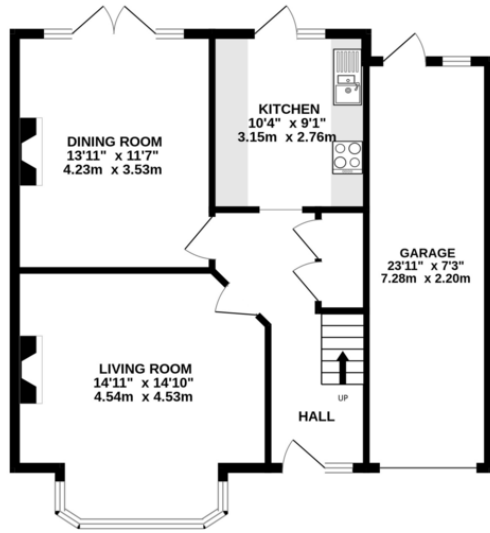
There is also ample scope to extend, subject to the relevant planning permissions.

Devonshire Road is just a short stroll from Eastcote High Street with its choice of shops, eateries and bus routes. The station provides direct access into Central London via the Metropolitan and Piccadilly Lines. Within the local area are highly regarded schools including Cannon Lane & Pinner High School.

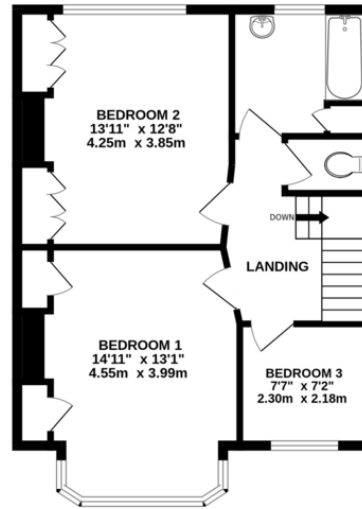


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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