




Andrew Pearce
PINNER

EASTCOTE ROAD, PINNER, MIDDLESEX HA5 1EA



Nestled in a prime location, this exquisitely presented five-bedroom, three-bathroom extended family home spans over 2,000 sq.ft. and offers a lifestyle of convenience and luxury, just a short stroll from Pinner's vibrant amenities, top-rated schools, and excellent transport links.

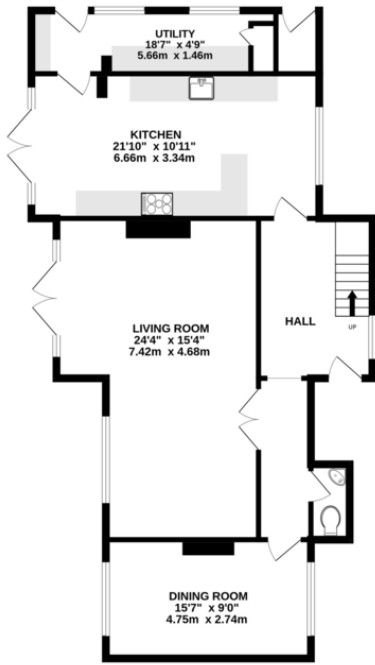
Upon entering, you are greeted by a spacious and inviting hallway with a guest cloakroom. The heart of the home is the bright and elegantly appointed living/dining room, which seamlessly connects to the lush garden through patio doors. The impressive kitchen/breakfast room, also with garden access, boasts a variety of units providing ample storage space and an adjoining utility room. An additional reception room on the ground floor, currently used as a home gym, adds to the versatility of this splendid home.

The first floor features a magnificent master bedroom complete with a dressing room and a luxurious four-piece en-suite. Three additional well-sized bedrooms and a family bathroom with both a bathtub and a walk-in shower complete this level. The second floor hosts a fifth bedroom, which also benefits from an en-suite bathroom, offering a private retreat for guests or family members.

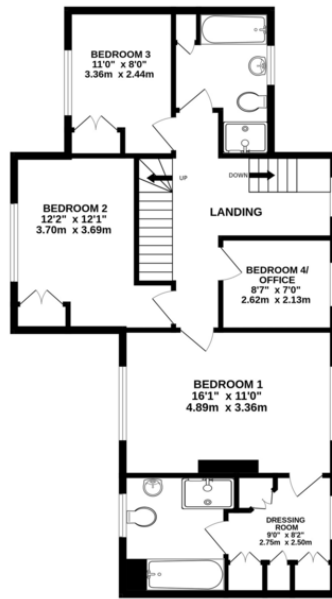
Externally, the property showcases a beautifully maintained rear garden, perfect for outdoor entertaining, with a manicured lawn, shrub borders, and a patio area. The front of the home provides ample off-street parking for several cars via a carriage driveway. Situated on Eastcote Road, this home is just minutes away from Pinner's bustling amenities and the underground station, offering a frequent service into London via the Metropolitan Line. Local bus routes and Eastcote Station, with both Metropolitan and Piccadilly Line services, are also within easy reach. The area is renowned for its excellent primary and secondary schools, including West Lodge Primary School and Nower Hill High School. Additionally, residents can enjoy the numerous open spaces and parks nearby, such as Pinner Village Gardens and Pinner Memorial Park, perfect for leisurely strolls and family outings.



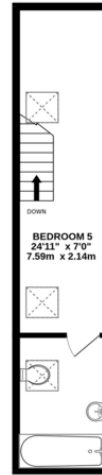
GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 2099 sq.ft. (195.0 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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