

# Burwood Avenue

Pinner • • HA5 2RZ  
Offers In Excess Of: £965,000



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# Burwood Avenue

Pinner • • HA5 2RZ

Located in a quiet, sought-after area, Burwood Avenue is a charming residential street that forms part of the highly desirable Eastcote Park Estate. This picturesque location offers a perfect balance of tranquility and convenience, making it an ideal choice for families and professionals alike.

Semi-Detached Home

Four Bedrooms

One Family Bathroom

Two Reception Rooms

Fitted Kitchen

Downstairs WC and Utility Room

Located in the Eastcote Park Estate

Summer House and Garage

Walking Distance to Eastcote High Street

Approx 1792 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Description

As you enter this delightful semi-detached home, you'll be greeted by the warmth and welcoming atmosphere that permeates every room. There is an entrance porch, leading you into a large hallway that's perfect for making a great first impression. To your right, you'll find the downstairs WC, conveniently located for guests and providing easy access to the rest of the house. From here, you can stroll through to the two beautifully appointed reception rooms, one situated at the front of the property and the other at the rear. There is a modern, country-style fitted kitchen and adjacent utility room and garage completing the ground floor.

Upstairs, four spacious bedrooms await, each with its own unique character. Two of the bedrooms boast fitted wardrobes, providing ample storage space for all your clothes and belongings. The family bathroom is perfectly positioned to serve all four bedrooms.

### Outside

But the charm of this semi-detached home doesn't stop at the front door. Externally, you'll find off-street parking for multiple cars and a large, well-maintained garden, with lawn and greenery stretching out before you, providing a perfect spot for relaxing or entertaining on a sunny day.

### Location

Burwood Avenue is situated within easy walking distance to both Eastcote and Pinner, two vibrant towns that boast a range of boutique shops, restaurants, coffee houses, and popular supermarkets. Commuters will appreciate the excellent transport links, including local bus routes and proximity to Pinner Station (Metropolitan Line) and Eastcote Station (Metropolitan and Piccadilly Lines), providing easy access to London and the surrounding areas.

The area is well-served by top-notch primary and secondary schools, ensuring that residents have access to high-quality education. Cannon Lane School, located just half a mile away, is a popular choice for local families. Additionally, the estate is close to various children's parks and playgrounds, as well as recreational facilities, providing ample opportunities for outdoor activities and community engagement.



### Schools:

Cannon Lane Primary School 0.5 miles  
Harlyn Primary School 0.8 miles  
Bishop Ramsey Church of England School 0.6 miles



### Train:

Eastcote Station 0.6 miles  
Pinner Station 0.9 miles  
Ruislip Manor Station 1.0 miles



### Car:

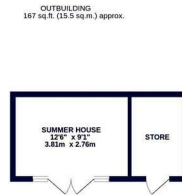
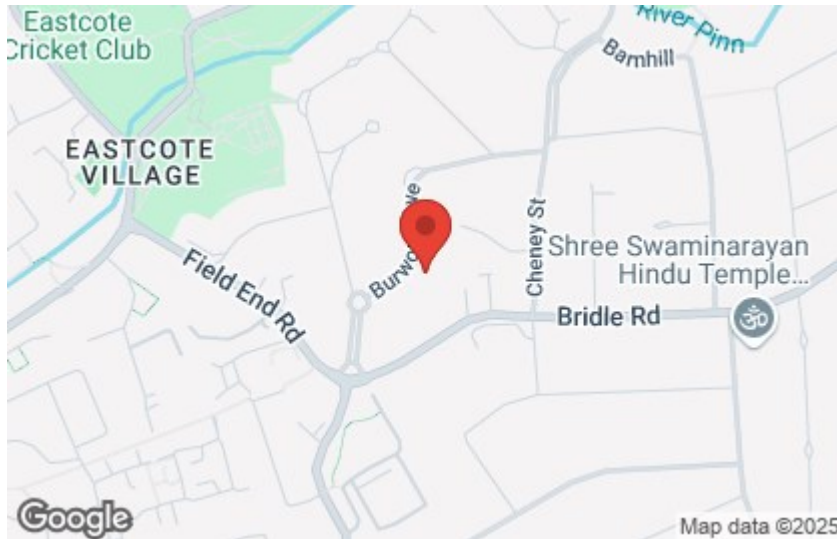
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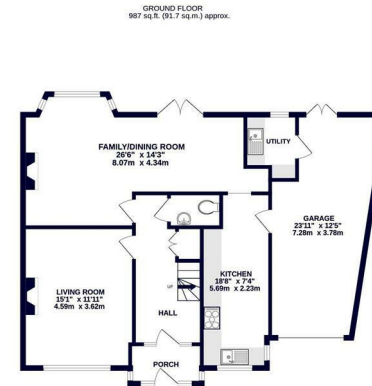
### Council Tax Band:

F

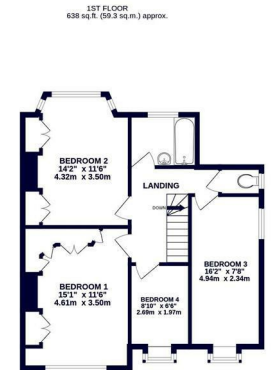
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
167 sq. ft. (15.5 sq.m.) approx.



GROUND FLOOR  
987 sq. ft. (91.7 sq.m.) approx.



1ST FLOOR  
638 sq. ft. (59.3 sq.m.) approx.

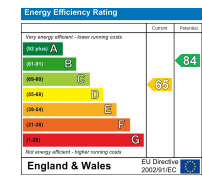


TOTAL FLOOR AREA: 1792 sq.ft. (166.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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