

# Eastfields

Pinner • • HA5 2SR  
Offers In Excess Of: £800,000



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This three bedroom detached bungalow is located in a quiet cul de sac which is just off Bridle Road and only a half a mile away from Cannon Lane School and Eastcote Town Centre, offering a good selection of shops, restaurants, coffee houses and the Metropolitan/Piccadilly Line Tube Station. The property is flooded with naturally light and would benefit from modernization. The property is also chain free with a lot of scope to further extend.

Three Bedrooms

Two Bathrooms ( one En-Suite)

Separate Utility Room

Large Driveway

Large Double Length Private Garden

Fitted Kitchen

Great Location

Large Dining Room

Extended Detached Bungalow

1459 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

The property starts off with a porch area, as you walk into the hallway to the right you have three large bedrooms one of which has a en-suite, to the left of the hallway you are greeted with a light filled living room which leads into a fitted kitchen, including a utility room. Once back at the hallway straight ahead you have a family bathroom. Additionally you have a separate detached garage included with this property.

### Outside

Outside there is an own drive with off street parking for two to three cars and a detached larger than average double length garage. The secluded rear garden has a paved patio and main lawn area surrounded by mature shrub and trees

### Location

Eastfield's is in close proximity of Eastcote's array of shops and restaurants and all local amenities. The area is well served by local primary and secondary schooling, children's playgrounds and recreational facilities.





### Schools:

Cannon Lane Primary School (0.4 miles)  
West lodge Primary School (0.5 miles)  
Pinner High School (0.6 miles)



### Train:

Eastcote Station (0.7 miles)  
Pinner Station (0.7 miles)  
Ruislip Manor Station (1.2 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

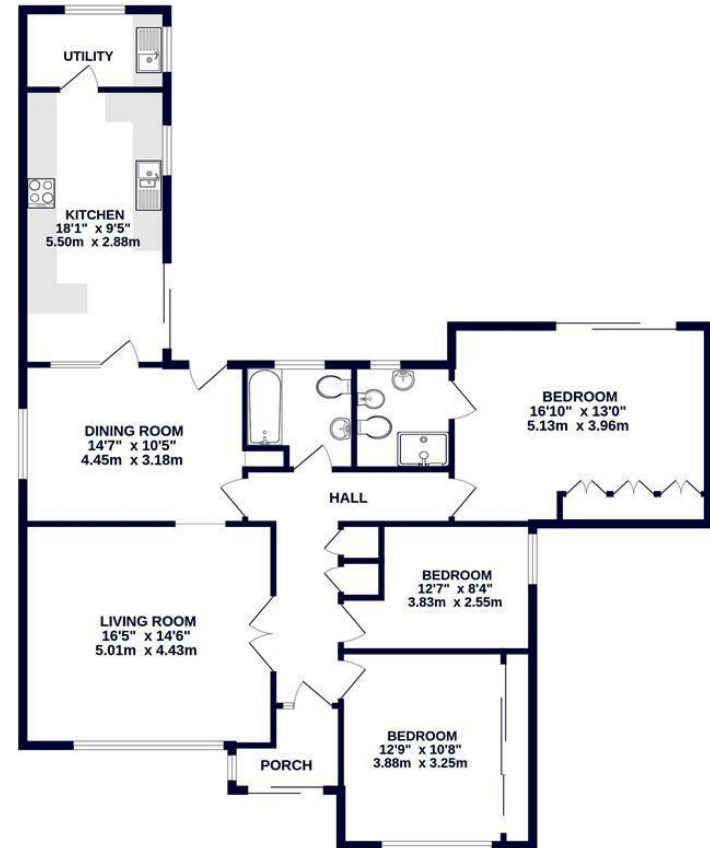
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
137 sq ft. (12.7 sq m.) approx.



GROUND FLOOR  
1322 sq ft. (122.9 sq m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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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Energy Efficiency Rating	
Current	Target
83	64
Very energy efficient - lower running costs (85-92) A (79-84) B (73-78) C (67-72) D (61-66) E (55-60) F (49-54) G Not energy efficient - higher running costs	England & Wales E3 Greenleaf 2022/01/10

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.