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Abbotsbury Gardens, Pinner, HA5 1TB
£825,000

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- Three Bedroom Semi Detached
- Walking Distance to Eastcote High Street
- Off Street Parking
- 1339 Sq Ft / 124.4 Sq M
- Close to Highly Regarded Schools
- Potential to Update & Extend (Subject to Planning)
- Garage via Own Driveway
- Large Private Rear Garden
- Moments from Met/ Piccadilly Line Station
- No Upper Chain

Description

This spacious property brought to the market with great potential comprises of a welcoming entrance hall, bright and spacious reception room, dining room overlooking and providing access to the rear, kitchen which provides access to the rear garden.

The first floor features three well proportioned bedrooms and a bathroom with separate WC.

A front driveway benefiting from off street parking for multiple vehicles and access to the garage. To the rear is a private garden which also gives access to the garage.

The rear garden is large and has been mainly laid to lawn with a patio area perfect for outside dining and entertaining.

Situation

Abbotsbury Gardens is located within close proximity to well-regarded schools such as Cannon Lane Primary School, Pinner High School, Newnham Infant & Nursery School and West Lodge Primary School. There is a large range of coffee shops, bars, convenience stores, supermarkets and restaurants located in Eastcote High Street, alongside Eastcote Train Station, the latter offering the Metropolitan/Piccadilly Line into London. There are also excellent transport links with the A40/M40 a short drive away providing access to London and the M25. There are a number of leisure facilities nearby including Highgrove Pool and Fitness Centre and Anytime Fitness.



Abbotsbury Gardens, HA5
Approximate Area = 1176 sq ft / 109.3 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1339 sq ft / 124.4 sq m
For identification only - Not to scale

Ground Floor

Garage
4.94 x 2.95
16'2 x 9'8

Garden
36.89 x 9.23
121'0 x 30'3

Kitchen
3.17 x 2.78
10'5 x 9'1

Dining Room
4.50 x 3.51
14'9 x 11'6

Reception Room
4.85 max x
4.52 max
15'11 x 14'10

9.23 x 9.12
30'3 x 29'11

First Floor

Bedroom
4.25 max x
3.61 max
13'11 x 11'10

Bedroom
2.22 x 2.15
7'3 x 7'1

Bedroom
4.96 max x
4.23 max
16'3 x 13'11

CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.
Produced for Allday & Miller.

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estate agents

A map of the Eastcote area in Glasgow. The map shows several roads: Field End Rd, Burwood Av, Bridle Rd, Meadow Way, and North View. A green pin marks a location near the intersection of Field End Rd and Bridle Rd. A white pin with a green center marks the Lowlands Club. The Shree Swaminarayan Hindu Temple is also labeled. The area is labeled EASTCOTE. The Google logo is in the bottom left, and Map data ©2025 is in the bottom right.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		66	87
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
England & Wales EU Directive 2002/91/EC			

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