



# Greenfields



## Abbotsbury Gardens, Eastcote HA5

**£2,750 Per Calendar Month**

Nestled in the charming area of Abbotsbury Gardens, Eastcote, this delightful semi-detached house offers a perfect blend of comfort and style. Built in 1930, the property has been thoughtfully updated and newly decorated, making it an inviting space for families and professionals alike. The house is also in the school catchment for Canon Lane and Pinner High.

Spanning an impressive 1,270 square feet, this home features three bedrooms, including a lovely through lounge that provides a seamless flow for entertaining guests or enjoying family time. The well-appointed layout ensures that each room is filled with natural light, creating a warm and welcoming atmosphere throughout.

The property boasts three generously sized bedrooms, ideal for accommodating family members or guests. Additionally, the convenience of a downstairs WC adds to the practicality of the home, making daily living more comfortable.

Outside, the property is complemented by a paved driveway that can accommodate two cars, providing ease of access and off-street parking. The garden space offers potential for outdoor enjoyment, whether it be for gardening, play, or relaxation.

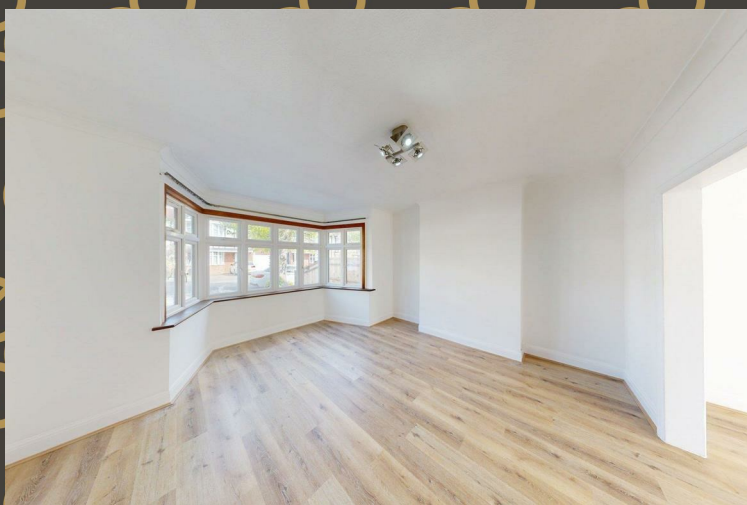
This residence is perfectly situated in a desirable neighbourhood, close to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community. With its blend of classic charm and modern convenience, this property is a wonderful opportunity for anyone looking to make a house their home.

- NEWLY DECORATED
- SEMI DETACHED HOUSE
- EXCELENT CONDITION
- THREE BEDROOMS
- DOWNSTAIRS WC
- LARGE THROUGH LOUNGE
- MODERN KITCHEN
- DRIVE FOR 2 CARS
- CLOSE TO SHOPS AND TRANSPORT
- NIL DEPOSIT SCHEME AVAILABLE

### VIEWINGS

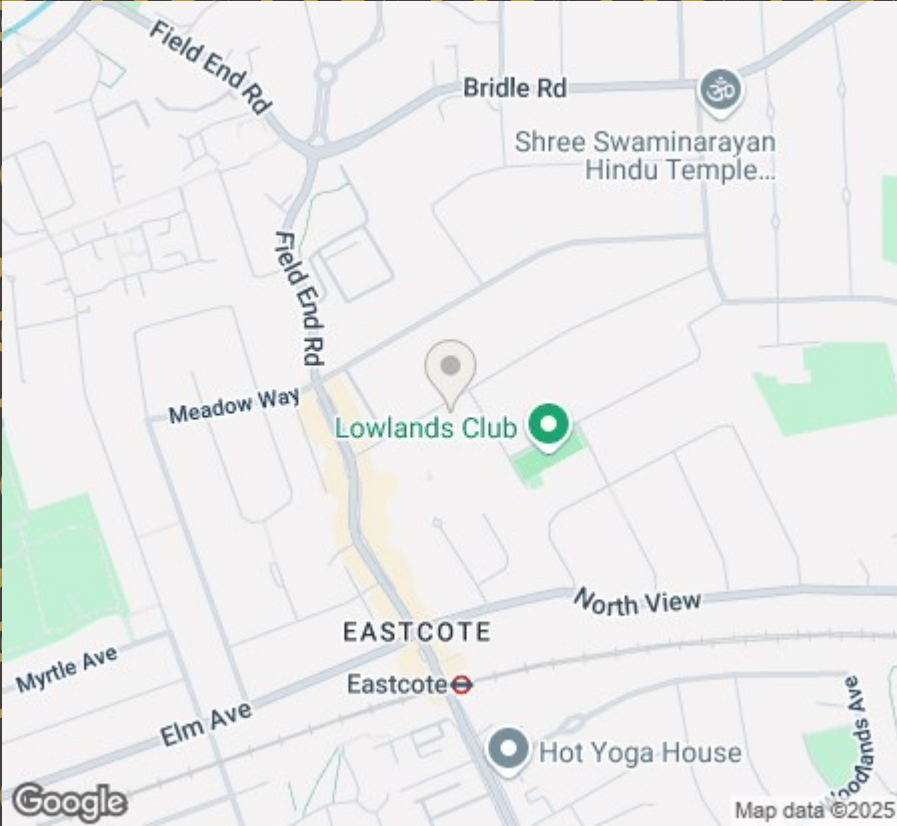
Please contact our Greenfields Office on 01895 628 560 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	67	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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