

# DAVID CHARLES

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## **EASTFIELDS, PINNER, MIDDLESEX, HA5 2SR**



### **OFFERS IN EXCESS OF...£800,000...FREEHOLD**

This extended three bedroom detached bungalow (1371 sq.ft/127.4 sq.m) is located in a desirable cul de sac off Bridle Road within half a mile of Cannon Lane School and Eastcote Town Centre, offering a good selection of shops, restaurants, coffee houses and the Metropolitan/Piccadilly Line Tube Station. The naturally light accommodation requires updating and comprises of an entrance hall, 16'4ft living room with large floor to ceiling window and archway to a 16'5ft dining room, a fitted kitchen and separate utility room, 16'10ft master bedroom with fitted wardrobes and en suite shower room, two further bedrooms and a family bathroom. Outside there is an own drive with off street parking for two to three cars and a 36ft detached larger than average double length garage. The secluded rear garden is 75ft wide and 35ft deep with a paved patio and main lawn area surrounded by mature shrub and trees.  
The property benefits from being offered with no upper chain.

**020 8866 0222**











### **COUNCIL TAX**

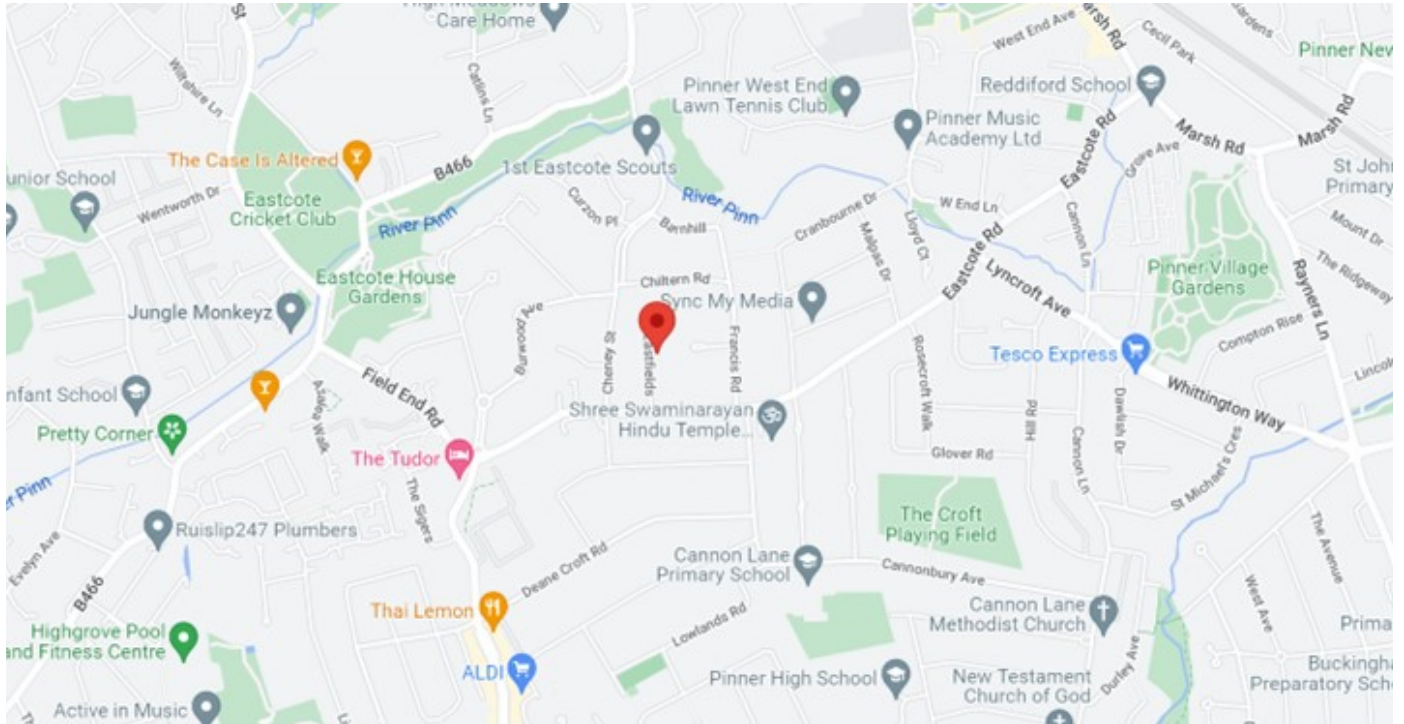
London Borough of Hillingdon - Band F - £2,692.30

### **LOCAL SCHOOLS**

Cannon Lane Primary School - 0.5 Miles  
West Lodge Primary School - 0.8 Miles  
Bishop Ramsey C of E School - 1.0 Miles  
Pinner High School - 1.2 Miles

### **LOCAL TRANSPORT**

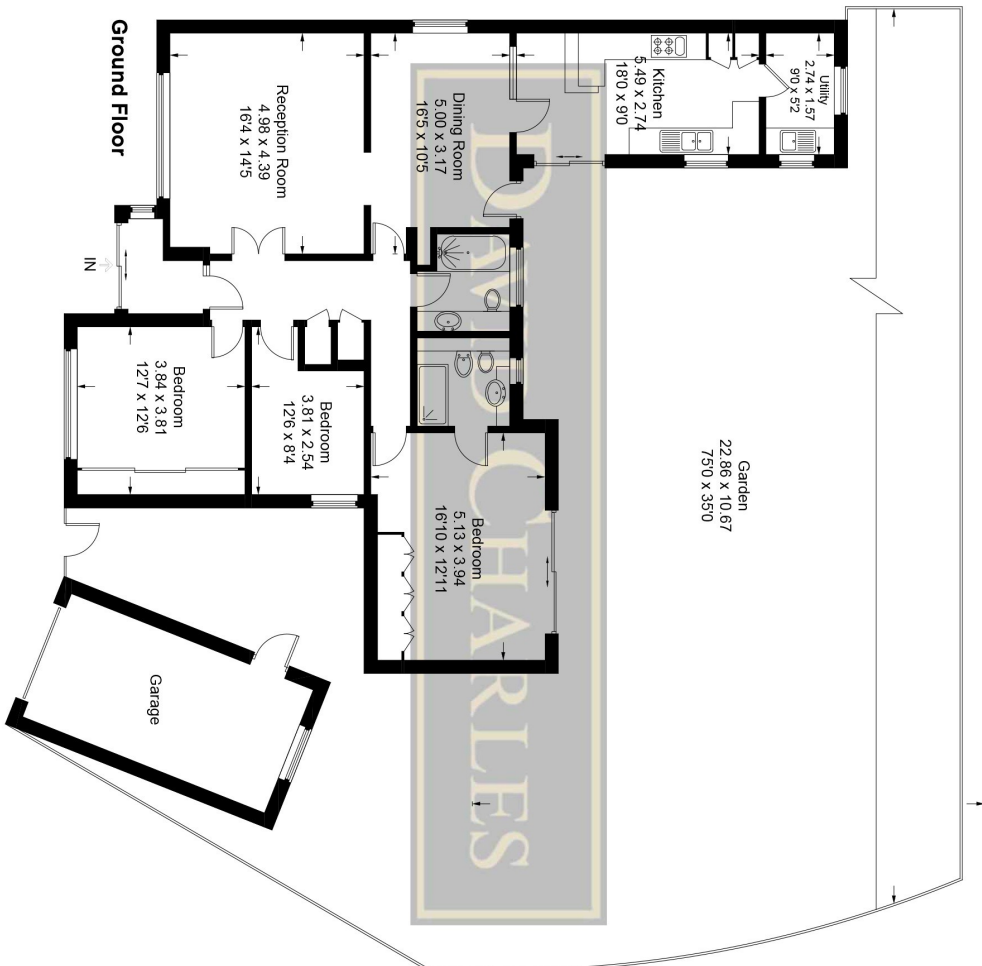
Eastcote Station (Metropolitan/Piccadilly Line) - 0.9 Miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Eastfields

Approximate Gross Internal Area (Excluding Garage)  
127.4 sq m / 1,371 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*