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ST. LAWRENCE DRIVE, EASTCOTE, MIDDLESEX, HA5 2RU



OFFERS IN THE REGION OF£700,000....FREEHOLD

A detached two bedroom bungalow (99.1 sq.m/1,067 sq.ft) set within the highly desirable Eastcote Park Estate Conservation Area which is located within easy reach of Eastcote House & Gardens and Eastcote Town Centre with its array of shops, restaurants, coffee houses, supermarket and Metropolitan/Piccadilly Line Station. The accommodation comprises of entrance porch leading to own front door, entrance hall, 12'6ft dining room, 20'4ft reception room with double doors to garden, two bedrooms and fitted kitchen. Outside there is a 15ft garage own drive with off street parking for one to two cars and an approximate 60ft west backing rear garden with a raised patio with three steps down to lawn with mature flower and shrub borders.

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COUNCIL TAX

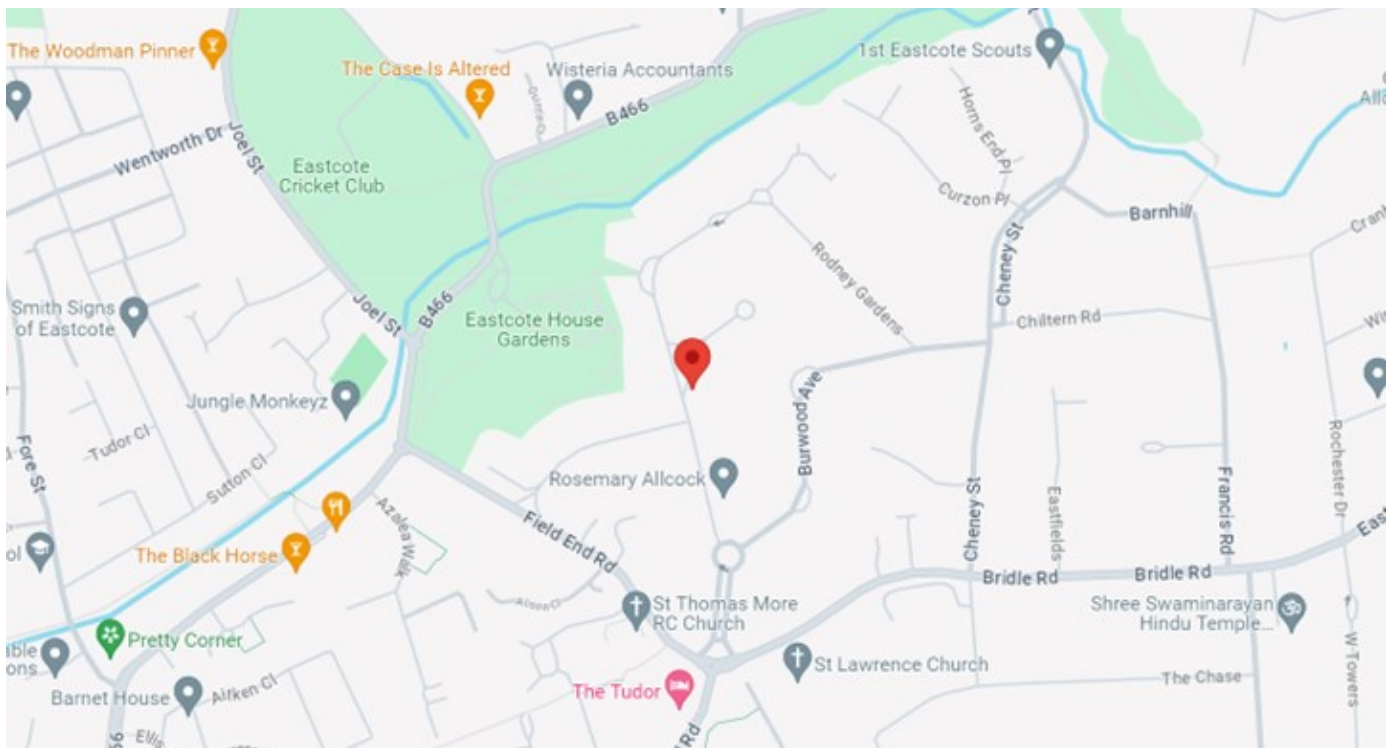
London Borough of Hillingdon - Band F - £2,542.88

LOCAL SCHOOLS

Coteford Junior School - 0.47 Miles
West Lodge Primary School - 0.63 Miles
Pinner High School - 0.79 Miles

LOCAL TRANSPORT

Eastcote Station (Metropolitan/Piccadilly Line) - 0.8 Miles



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

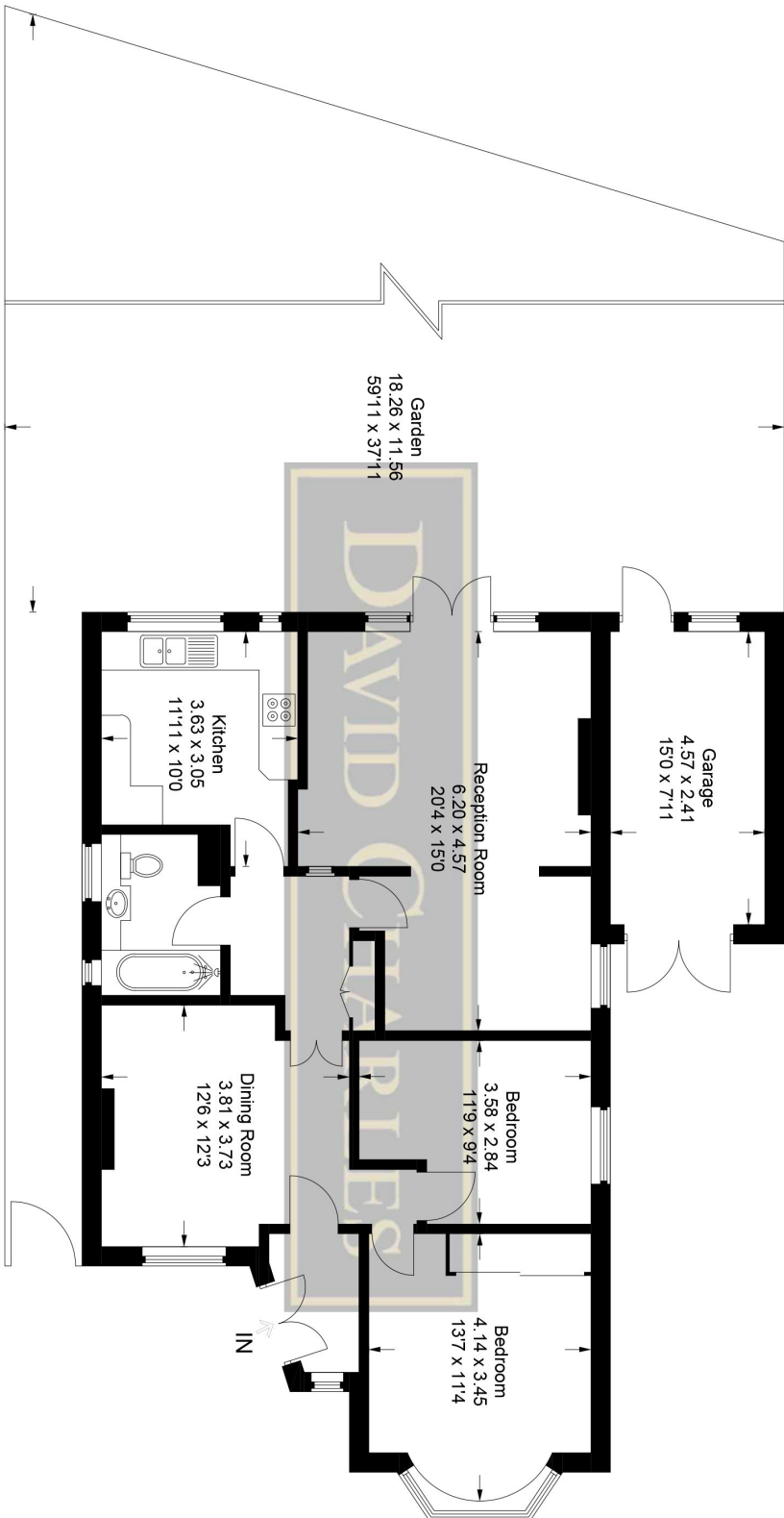
St. Lawrence Drive

Approximate Gross Internal Area

87.8 sq m / 945 sq ft

Garage = 11.3 sq m / 122 sq ft

Total = 99.1 sq m / 1067 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.