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RODNEY GARDENS, EASTCOTE PARK ESTATE, PINNER, HA5 2RT



PRICE....£850,000....FREEHOLD

This three bedroom detached bungalow (1257 Sq Ft/116.8 Sq M) is set in an extremely desirable location within a short walk of the picturesque Eastcote House Gardens and within three quarters of a mile of Eastcote town centre. The accommodation includes a 20' x 14' living/dining room leading to a conservatory.

There are two double bedrooms, a 9' bedroom three, a family bathroom and separate cloakroom. Outside the front has an own drive with off street parking, a carport and a double length garage. The 95' rear garden benefits from a westerly aspect and has a paved patio, main lawn and shrub borders. The property has potential for a rear extension and a loft conversion, making it future proof for the growing family. Likewise, it would suit a more mature couple looking to downsize to a property on one level that can be updated to their exact requirements. Offered with vacant possession.

020 8866 0222









COUNCIL TAX

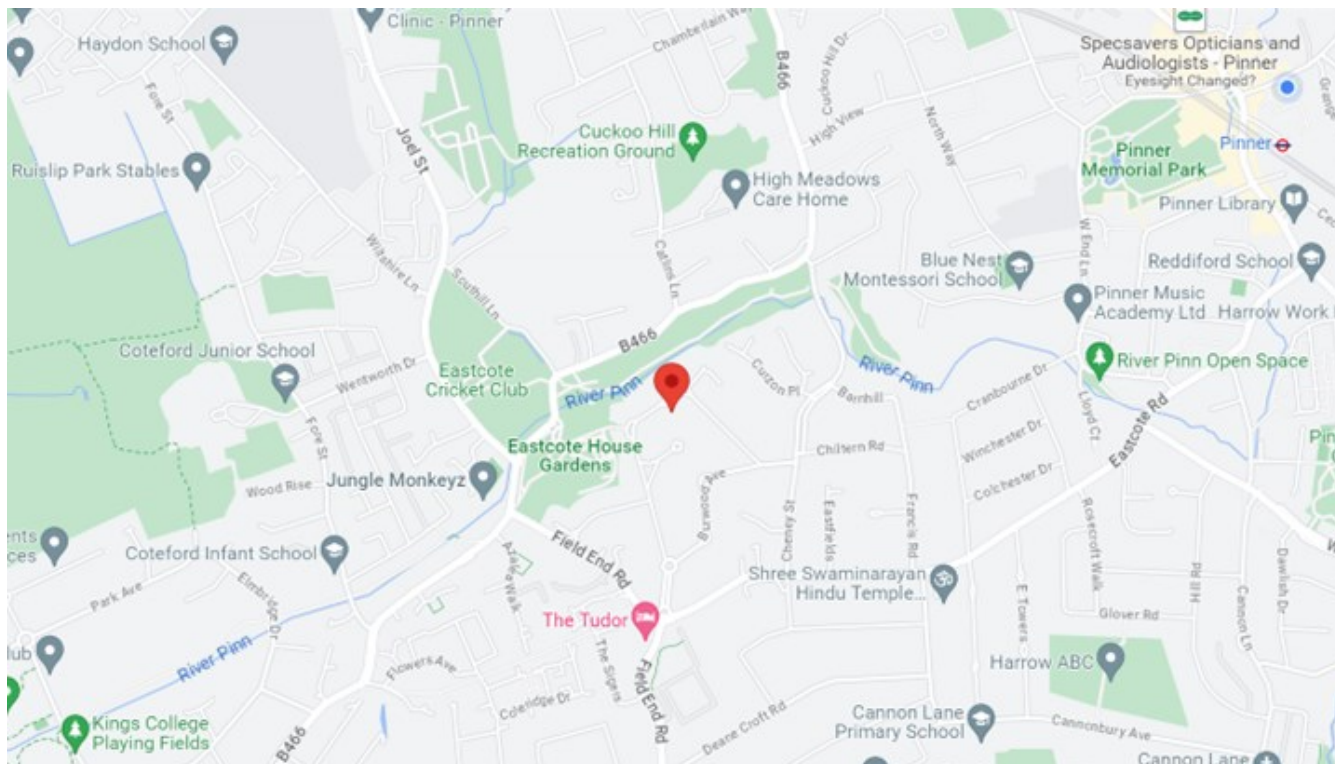
London Borough of Hillingdon - Band F - £2,692.30

LOCAL SCHOOLS

Coteford Junior School - 0.5 miles
West Lodge Primary School - 0.58 miles
Bishop Ramsey C of E School - 0.73 miles
Haydon School - 0.78 miles

LOCAL TRANSPORT

Eastcote Station (Metropolitan/Piccadilly Line) - 0.9 miles

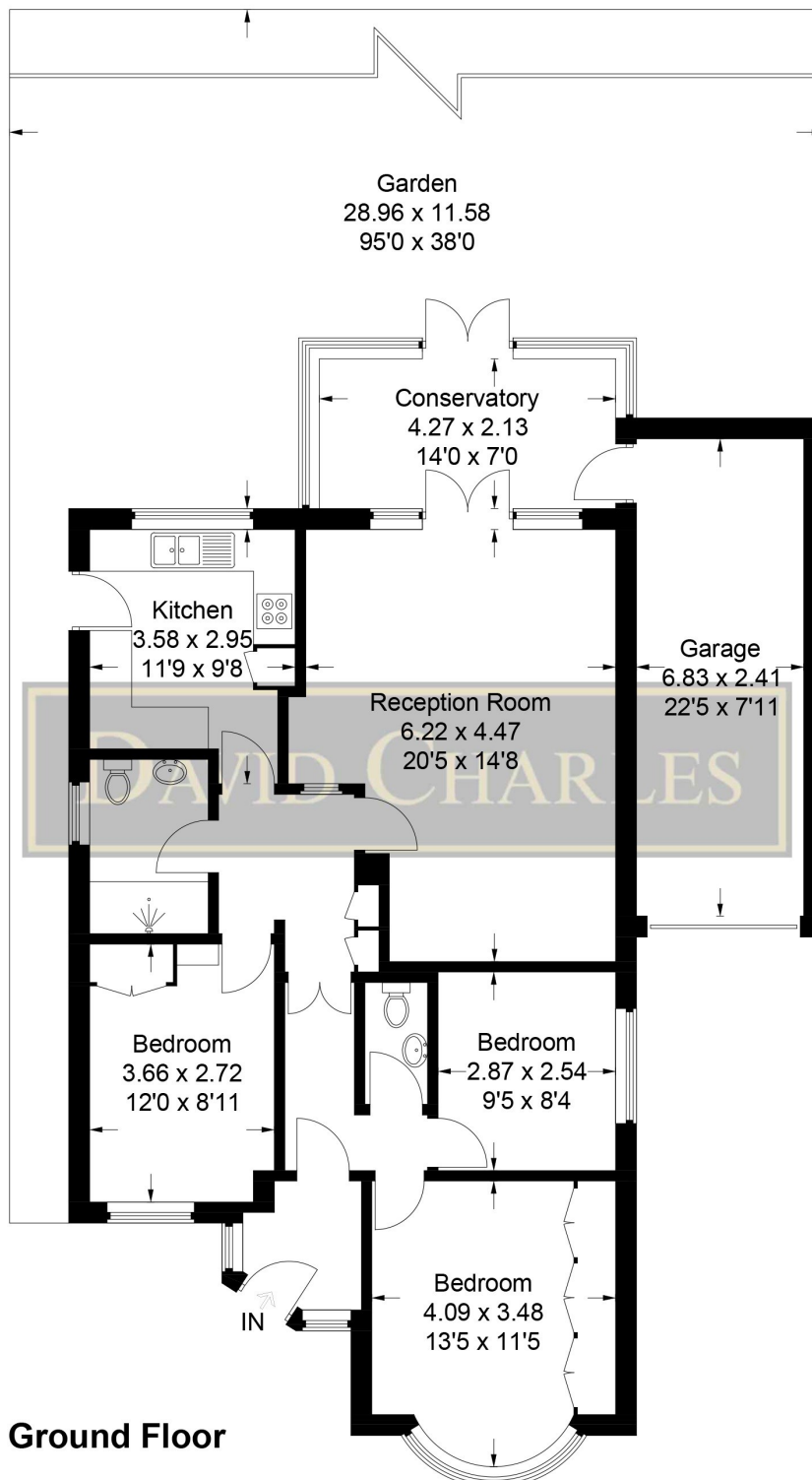


Energy Efficiency Rating

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

Rodney Gardens

Approximate Gross Internal Area = 116.8 sq m / 1,257 sq ft
(Including Garage)



Ground Floor

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