

# DAVID CHARLES

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## BURWOOD AVENUE, EASTCOTE PARK ESTATE, HA5 2RZ



**PRICE....£975,000....FREEHOLD**

This superb example of a Comben & Wakeling house (1295 sq.ft/120.4 sq.m) is set on the prestigious Eastcote Park Estate. It is presented in excellent order throughout with features including, original stain glass windows, wood flooring and attractive fireplaces.

There are two reception rooms, an extended contemporary 'eat in' kitchen with quartz worktops and high-end appliances, and a guest cloakroom. The first floor has two double bedrooms with fitted wardrobes, bedroom three and a spacious bath & shower room.

Outside the block paved drive offers off street parking for two cars and leads to a 10'9 wide detached garage. The larger than average 100' x 40' rear garden has a paved patio, ideal for entertaining, and main lawn with shrub and flowerbed borders. It is located within half a mile of Eastcote town centre offering a wide selection of shops, restaurants and the Metropolitan/Piccadilly line train station, and there are a good selection of highly regarded schools within easy reach. Offered with no upper chain.

**020 8866 0222**



























## COUNCIL TAX

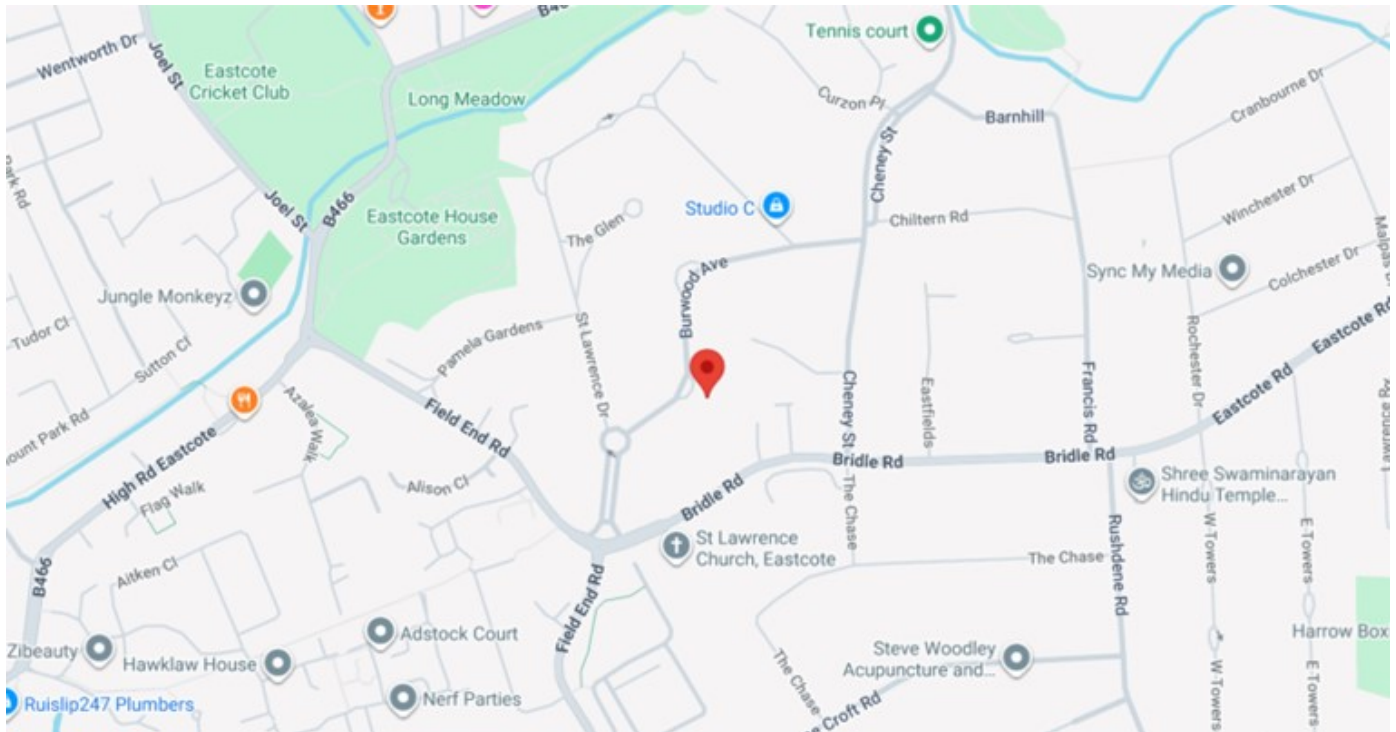
London Borough of Hillingdon - Band F - £2,820.11

## LOCAL SCHOOLS

Cannon Lane Primary School - 0.48 Miles  
Coteford Infant School - 0.51 Miles  
Bishop Ramsey CofE School - 0.63 Miles  
Pinner High School - 0.64 Miles

## LOCAL TRANSPORT

Eastcote Station (Metropolitan/Piccadilly Line) - 0.7 Miles  
Pinner Station (Metropolitan Line) - 1.2 Miles

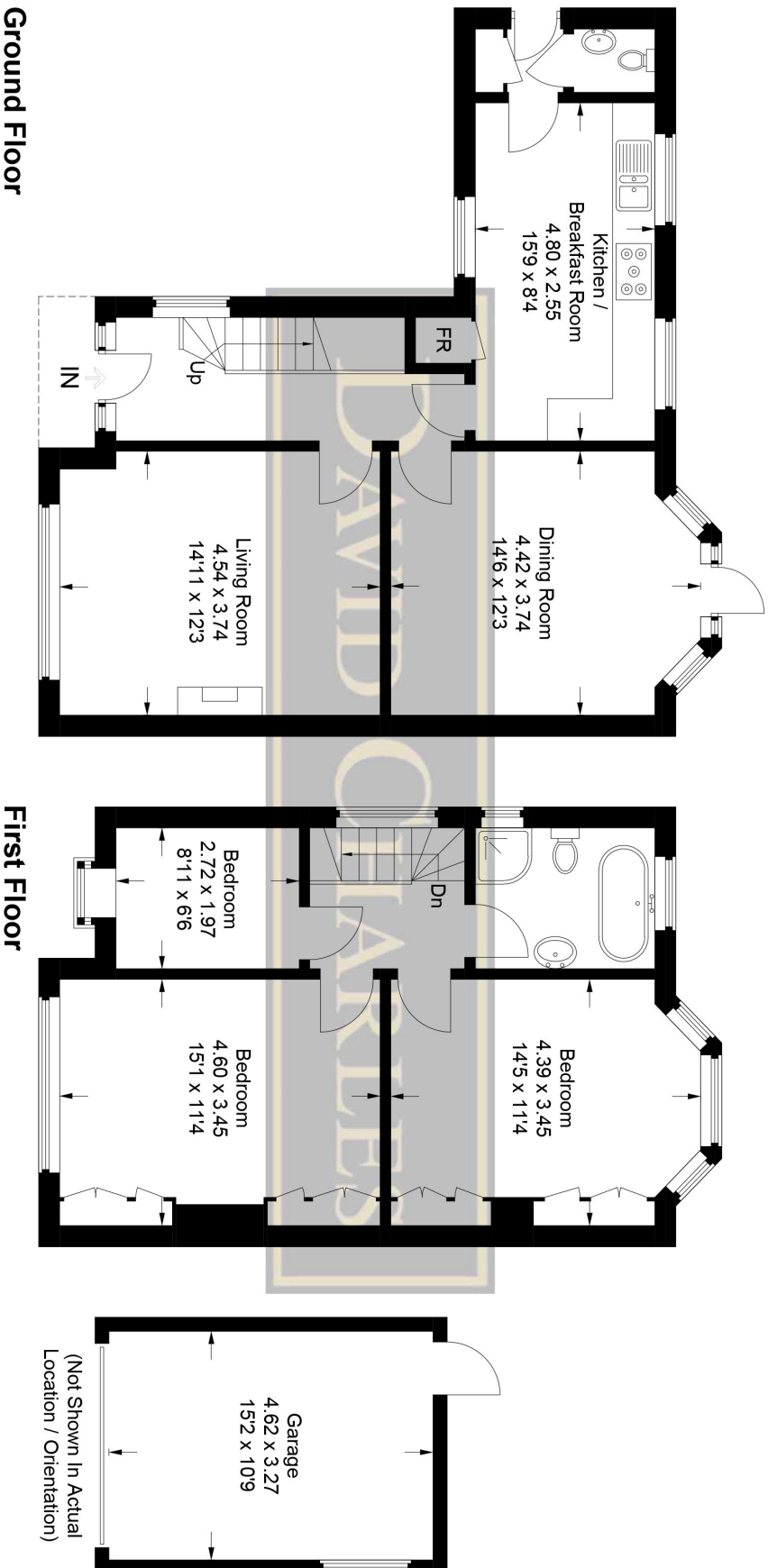


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) A                                     |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 67                         | 78        |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



## Burwood Avenue

Approximate Gross Internal Area  
 Ground Floor = 58.1 sq m / 625 sq ft  
 First Floor = 47.4 sq m / 510 sq ft  
 Garage = 14.9 sq m / 160 sq ft  
 Total = 120.4 sq m / 1,295 sq ft



**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.*

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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