



**A DETACHED THREE BEDROOM FAMILY HOME WITHIN A QUIET CUL-DE-SAC**

Azalea Walk, Eastcote, Pinner, HA5 2EJ

**ROBSONS**



Azalea Walk, Eastcote, Pinner, HA5 2EJ

**DETACHED • THREE BEDROOMS • TWO  
RECEPTION ROOMS • OPEN-PLAN  
KITCHEN/DINER • SPACIOUS LIVING AREAS •  
SUMMER HOUSE • QUIET CUL-DE-SAC •  
PRIVATE REAR GARDEN • PLANNING  
PERMISSION GRANTED**

### Description

This charming detached three-bedroom family home is located in a peaceful cul-de-sac, offering a tranquil setting for family life.

The ground floor has Porcelanosa tiles with underfloor heating and features a spacious living room and TV room, which flows seamlessly into the open-plan kitchen/dining area and bi-folding doors lead out to the private rear garden. There is also a useful study with a w/c and shower, ideal for someone who works from home.

On the first floor, you'll find three well-proportioned bedrooms, along with a family bathroom and a separate w/c.







The rear garden benefits from a large summer house house that provides a versatile space, ideal for use as a home office, gym, or additional living area. There is also a convenient shed for extra storage. With its combination of space, light, and outdoor living options, this home is perfect for modern family life. Planning permission has been granted for a loft conversion reference: 36741/APP/2023/3482.

### Location

Azalea Walk is a quiet cul-de-sac located just footsteps from local shops, Eastcote, Pinner and Northwood Hills high streets can all be found close by offering a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at nearby tube station, providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, childrens parks playgrounds and recreational facilities. Azalea Walk is served by highly regarded state and grammar schools including Coteford Infant & Junior School, Haydon Secondary School and outer catchment are of Watford Grammar School for Boys and Watford Grammar School for Girls. Sought-after independent schools include North London Collegiate School for Girls, Merchant Taylor for Boys, Haberdasher's School for Boys, Haberdasher's School for Girls, St Helen's for Girls.

### Additional Information

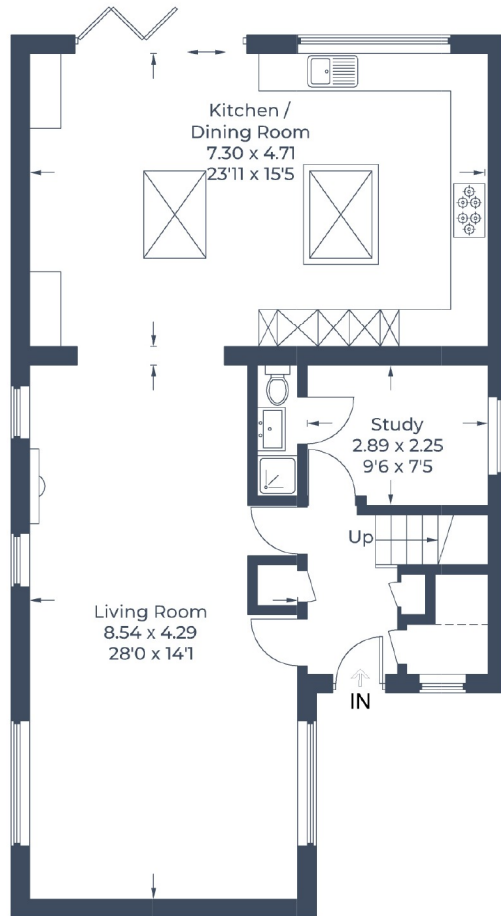
Tenure: Freehold Local Authority: London Borough of Hillingdon Council Tax Band: F Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



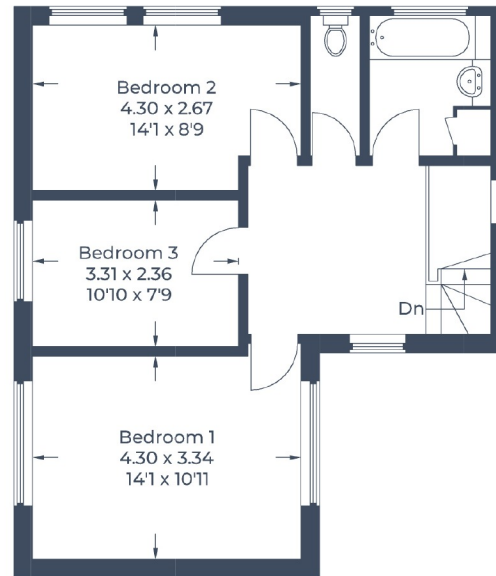


Approximate Gross Internal Area = 141.3 sq m / 1,521 sq ft  
 Summer House = 37.4 sq m / 402 sq ft  
 Total = 178.7 sq m / 1,923 sq ft  
 (Excluding Shed )

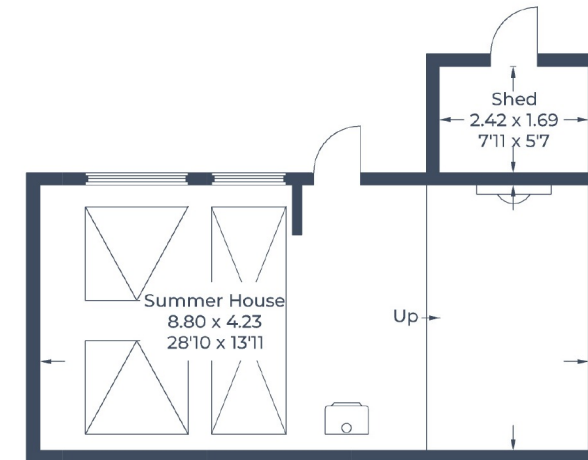


**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons

**ROBSONS**

1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: [pinner@robsonswb.com](mailto:pinner@robsonswb.com)  
[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.