



Eastern Avenue, Pinner, HA5 1NW

NO UPPER CHAIN. Set in this highly sought after location being a short walk from Cannon Lane School, is this three bedroom semi detached home. This family home offers plenty of potential for extension subject to the usual planning constraints and briefly comprises: Three good size bedrooms, spacious lounge, fitted kitchen & bathroom suite. The property benefits include: Gas central heating, double glazing, utility room, study, private rear garden, off street parking and garage via own drive. Set within within easy reach of both Eastcote and Rayners Lane High Streets with their range of shopping facilities, restaurants, coffee houses and bus routes. The stations provide quick access into Central London via both the Metropolitan and Piccadilly Lines. Ideally situated for both Cannon Lane School and Pinner High School.



ENTRANCE HALL

Front aspect door, front aspect window, stairs to first floor landing, doors to:

THROUGH LOUNGE/DINER

Front aspect double glazed window, radiator, cove ceiling, leading to:

RECEPTION AREA

Rear aspect double glazed sliding doors to rear garden.

KITCHEN

Rear aspect double glazed window, spaces for appliances, range of base and eye level units, electric hob with extractor hood over, double oven, stainless steel sink and drainer, part tiled walls, door to:

UTILITY ROOM

Range of base and eye level units, rear aspect door to garden.

STUDY

Laminate effect flooring, door to storage garage.

LANDING

Doors to:

BEDROOM ONE

Front aspect double glazed window, built in cupboards, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed window, built in cupboard.

BATHROOM

Rear aspect frosted window, panel enclosed bath with shower over, pedestal wash hand basin.

SEPARATE WC

Side aspect double glazed window, low level wc.

FRONT

Off street parking.

REAR GARDEN

Mainly laid to lawn, garden shed, patio area, panel enclosed fence.

STORAGE GARAGE

Garage door, cupboard.

COUNCIL TAX BAND

London Borough of Harrow - Band E - £2,794.40

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATION

0.2 Miles from Eastcote Station (Met Line)

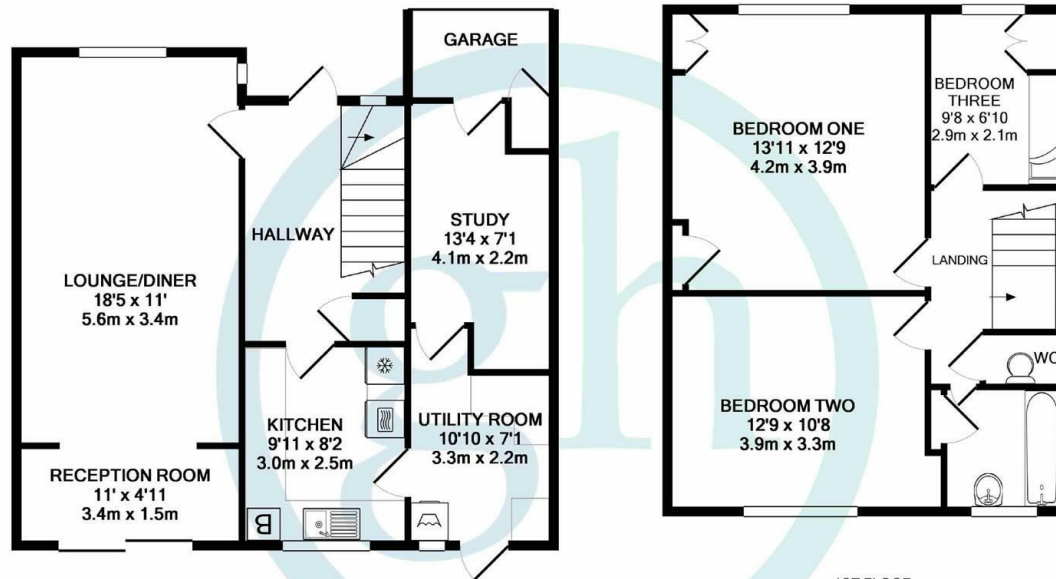


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GROUND FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	78
England & Wales		
	EU Directive 2002/91/EC	



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