





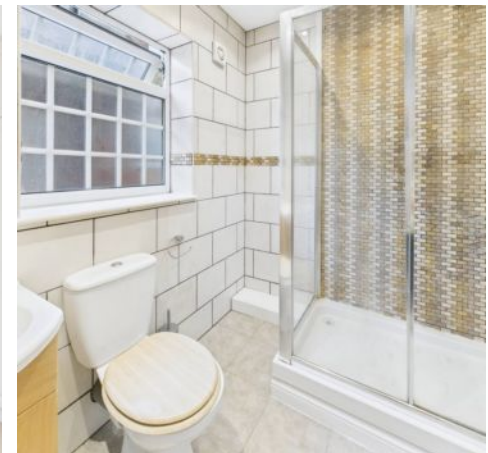
## Key Features:

- Six bedroom detached house
- Three receptions
- No upper chain
- Kitchen/diner
- Off street parking for several cars
- Minutes walking distance of Eastcote train station
- Catchment for Newnham Primary & Pinner High schools

This substantial detached family home set over three floors, boasts six bedrooms, four spacious reception rooms and four bathrooms providing nearly 2,400sqft of living accommodation. Upon entering the hallway doors lead to all ground floor accommodation. The family kitchen has an array of wall and base units, ample work surfaces as well as a breakfast bar and space for a dining table and chairs. French doors lead out to the garden from the dining area. The rear aspect living room is light and bright with plenty of space for relaxing. The ground floor benefits from a utility room with storage cupboard as well as a ground floor WC and two additional smaller reception rooms.

To the first floor are three comfortable double one of which with en-suite, a further single bedroom & family bathroom. To the second floor there is a large principle bedroom and further guest room with Jack and Jill bathroom and a sauna room.

The rear garden has a patio and a grassed area. The frontage is paved and offers off street parking for four cars.









**Verified Material Information:**

Council tax band: F

Council tax annual charge: £2692.30 per annum

Tenure: Freehold

Energy Performance rating: D

Property construction: Standard form

Electricity supply: Mains electricity

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

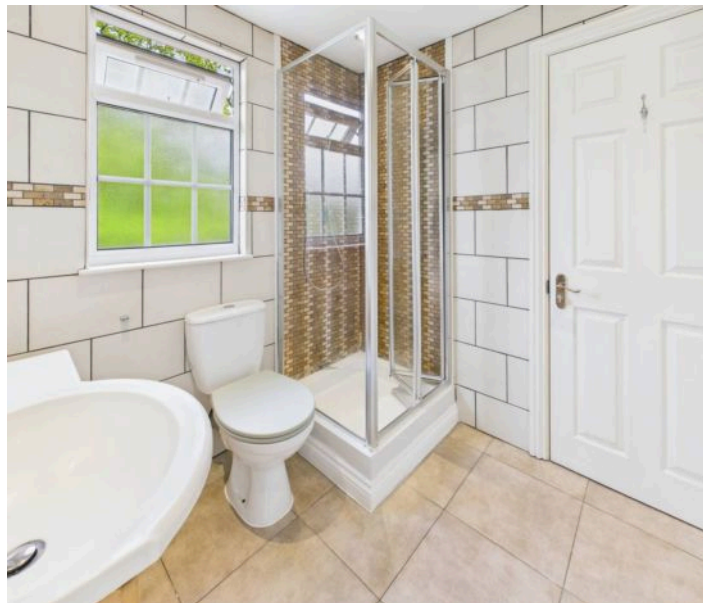
Heating features: Double glazing

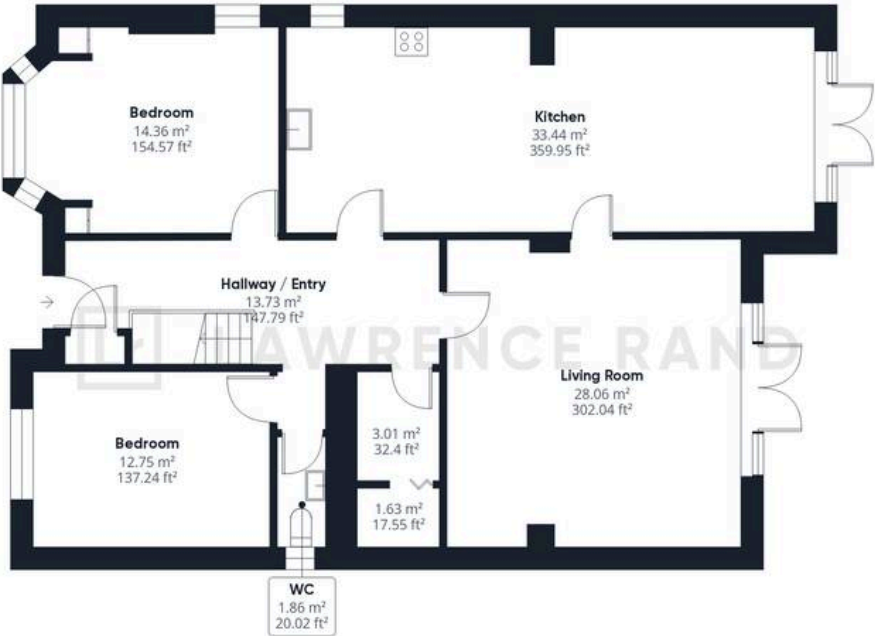
Broadband: FTTP (Fibre to the Premises)

Parking: Off street & garage

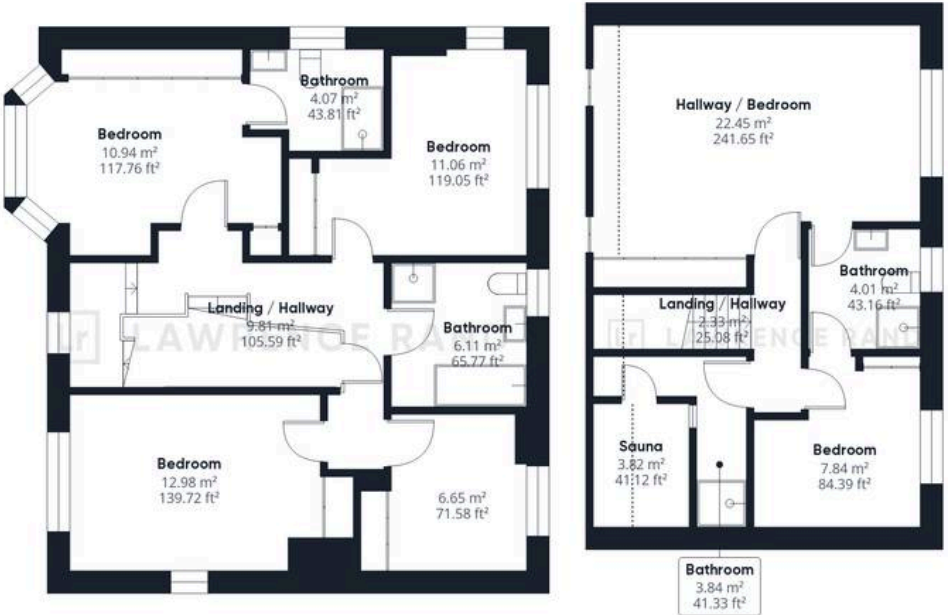
**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Ground Floor



Floor 1

Floor 2

Approximate total area<sup>(1)</sup>

221.68 m<sup>2</sup>  
2386.15 ft<sup>2</sup>

Reduced headroom

3.5 m<sup>2</sup>  
37.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Lawrence Rand

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