

# Gerrard Gardens

Pinner • • HA5 2PT  
Guide Price: £625,000



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Welcome to Gerrard Gardens, Pinner - a charming location that could be the setting for your new home! This delightful semi-detached bungalow offers not just one, but three cosy bedrooms, perfect for a growing family or those in need of extra space.

THREE BEDROOM

SEMI DETACHED

BUNGALOW

OFF STREET PARKING

EXTENDED KITCHEN AND DINING ROOM

ENSUITE SHOWER ROOM

GARDEN OFFICE

NO ONWARD CHAIN

SOUGHT AFTER LOCATION

1091 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





## LOCATION

This property on Gerrard Gardens is conveniently located between Northwood Hills, Eastcote and Ruislip extensive high streets offering a selection of cafes, restaurants, and shopping amenities. The Metropolitan/Piccadilly lines are easily accessible at Eastcote Station which offers swift access into London, as well as many bus routes towards Harrow, Ruislip and Northwood. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. The charming village pub The Case is Altered and Eastcote Cricket club are a short walk away. For families, there are a number of highly regarded schools including Cotford Infant and Juniors and Haydon Senior school along with the convenience of a number of leisure facilities including Highgrove Gym and Swimming Pool.

## DESCRIPTION

As you step inside, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The property boasts two bathrooms, ensuring convenience and comfort for all residents.

One of the highlights of this bungalow is the extended kitchen and dining room, providing a bright and airy space for cooking up delicious meals and enjoying them with loved ones. Imagine the joy of hosting dinner parties or simply having a cosy family breakfast in this inviting area. Don't miss out on the opportunity to make this charming bungalow in Gerrard Gardens your own. With its desirable location and array of features, this property is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards your new home!

## OUTSIDE

Step outside into the large rear garden, a tranquil oasis where you can unwind amidst nature. The garden office offers a perfect retreat for those who work from home or need a quiet space for hobbies. Additionally, the off-street parking adds a touch of convenience to your daily routine.



#### Schools:

Coteford Infant & Junior School (0.1 miles)  
 Haydon School (0.5 miles)  
 Bishop Ramsey Church of England School (0.7 miles)



#### Train:

Northwood Hills (0.9 miles)  
 Eastcote (1.0 mile)  
 Ruislip Manor (1.0 mile)



#### Car:

M4, A40, M25, M40



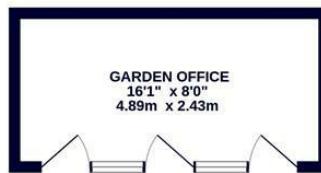
#### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
128 sq.ft. (11.9 sq.m.) approx.



GROUND FLOOR  
964 sq.ft. (89.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the above information, 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
Very energy efficient - lower running costs	
99-100 A	
95-98 B	82
90-94 C	
85-89 D	
80-79 E	58
75-70 F	
70-65 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.