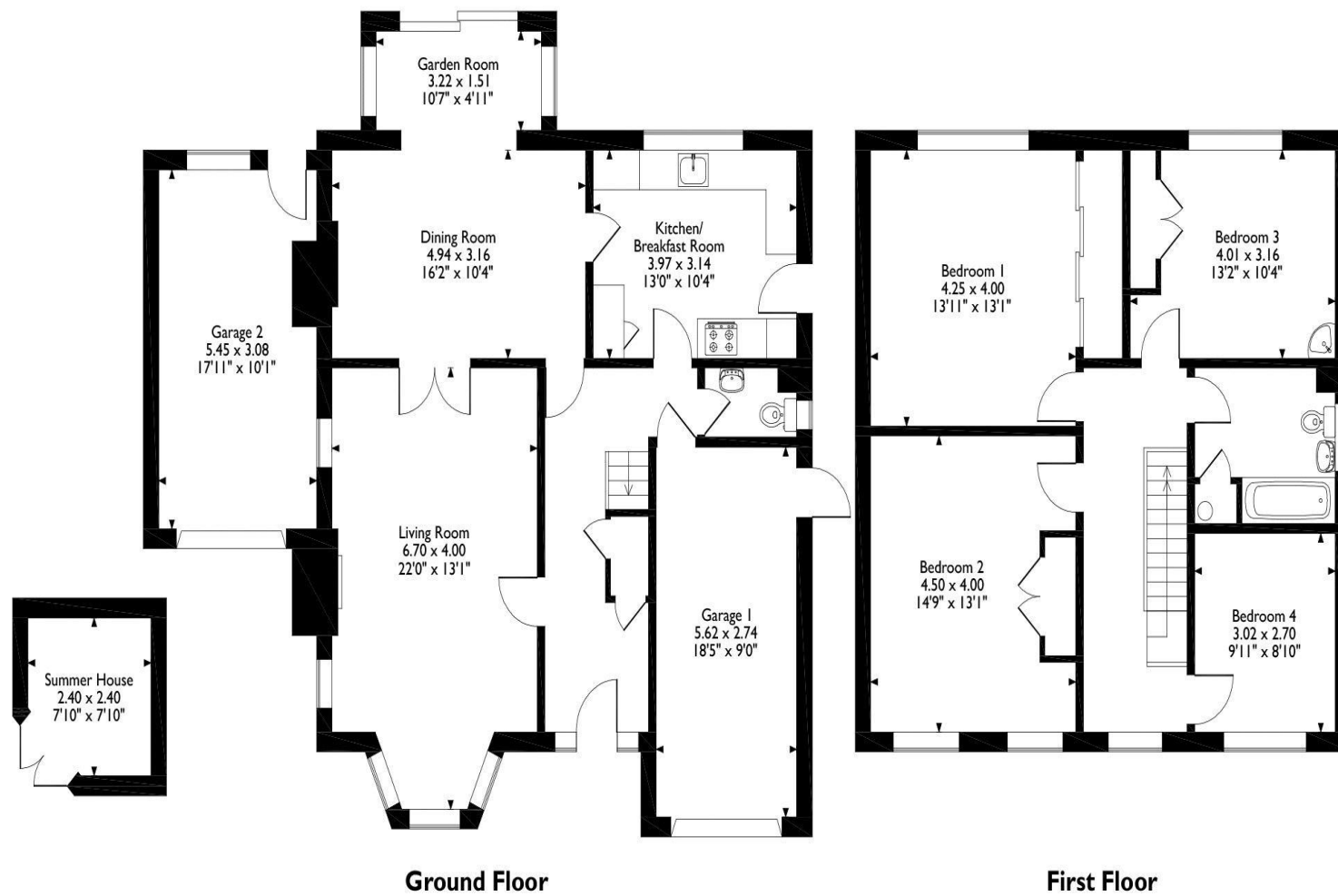


# The Floorplan...

Eastglade, Pinner  
Approximate Gross Internal Area  
Total = 187 Sq M/2017 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**

Email: [nhadmin@brian-cox.co.uk](mailto:nhadmin@brian-cox.co.uk)

Web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



This well-presented four-bedroom detached family home in the heart of Pinner Village has an impressively wide frontage. Perfectly positioned in a premier cul-de-sac of only 14 detached houses, all being individually architect designed. This detached house offers flexible living accommodation. The ground floor features a spacious entrance hall with downstairs cloakroom and an under stairs cupboard. The double aspect, generous sitting room has a sunny outlook, due to the bay window. Double doors lead to a spacious dining room, and a garden room offers relaxing views of the private rear garden. The kitchen breakfast room, with a range of both base and eye level units, includes a "Rangemaster Toledo" dual fuel range cooker and from the hallway there is an integral garage providing a utility area with plumbing for a washing machine and dryer. The spacious first floor landing offers access to four large double bedrooms, three of which have fitted wardrobes. The bedrooms are served by a large three-piece family bathroom suite. There is access to a spacious loft area, part boarded, and ideal for storage or additional bedroom/ en suite, subject to planning permission. The rear garden is a broad, well-maintained landscaped garden consisting of a large lawn area with shrub borders, specimen trees and fruit trees, all providing privacy. Two patio areas, including a pergola and large summerhouse offer outdoor relaxing with professional lighting around the garden, enhancing evening entertainment! At the front of the property, there is a large driveway leading to the two garages and provides off street parking for multiple cars. Modern benefits include high speed fibre broadband and full double glazing. This property is situated in a large plot and has fantastic potential for extensions, subject to planning consent.

£1,350,000  
Freehold

Eastglade Pinner HA5 3AN

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## In Brief...

- Four good sized Bedrooms
- Detached Residence
- Sought After Road
- Potential to Extend (STPP)
- Located in the heart of Pinner Village
- Quiet and pleasant Location
- Delightful 75ft x 60ft stunning rear



## The Location...

### Nearest Stations ...

Pinner Station (approximately 0.3 miles away) North Harrow Station (approximately 1.2 mile) Northwood Station (approximately 2 miles) Located in the heart of Pinner Village, just moments from a variety of shops, restaurants, cafes and popular supermarkets. For commuters, the Metropolitan line at Pinner station offers frequent services into the heart of Central London within approx 30 mins., together with the Overground Chiltern Line connection at Harrow-on-the-Hill and there are frequent local bus routes. The area is well served by highly regarded state and independent primary and secondary schooling, open spaces and local parks.

