



Egerton Close, Pinner, HA5 2LP

We are pleased to present to the market this beautifully presented and light filled semi-detached home. With plenty of potential to extend subject to the usual planning constraints, the property briefly comprises: Living room, separate dining room, modern fitted kitchen which opens to conservatory, three DOUBLE bedrooms and a modern family bathroom suite. The property benefits include: downstairs wc, utility room, garage via own drive, larger than average secluded rear garden, side access, double glazing and gas central heating. Superbly located between Old Eastcote, Pinner Village and Ruislip High Street and their variety of shops, including Waitrose Supermarket and numerous restaurants, pizza outlets and coffee bars. Salisbury Road field is within striking distance. The 282 bus route is just four minutes away taking you to the Metropolitan/Piccadilly line station based in Eastcote offering swift and regular connections to Baker Street and the City whilst for families there are a number of highly regarded schools in the area. The property is also located within walking distance from local parks, woodland trails and Highgrove Leisure Centre.



ENTRANCE HALL

Front aspect double glazed leaded light window, side aspect entrance door, radiator, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed leaded light window, radiator x 2, coved ceiling, feature fireplace, rear aspect bi-fold doors to:

CONSERVATORY

Rear aspect double glazed windows, rear aspect double glazed double doors x 2 to rear garden, laminate effect flooring, skylight, wall mounted radiator, radiator, leading to:

INNER PORCH

Rear aspect double glazed door to rear garden, doors to:

DOWNSTAIRS CLOAKROOM

Rear aspect double glazed frosted window, radiator, tiled flooring, low level wc, wall mounted wash hand basin.

UTILITY ROOM

Velux skylight, base and eye level unit, space for washing machine and dryer, door to:

GARAGE

Up and over door, power and lighting.

KITCHEN

Laminate effect flooring, downlighting, coved ceiling, part tiled walls, a range of base and eye level units, one and a half stainless steel sink with drainer, storage cupboard, integrated fridge, freezer and oven with four gas hob rings and extractor hood, leading to Conservatory.

DINING ROOM

Front aspect double glazed leaded light window, laminate effect flooring, radiator, coved ceiling.

FIRST FLOOR LANDING

Rear aspect double glazed window, hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed leaded light window, downlighting, radiator.

BEDROOM TWO

Front aspect double glazed leaded light window, built in wardrobes, downlighting, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator, fitted wardrobes.

BATHROOM

Rear aspect double glazed frosted windows, tiled flooring, tiled walls, downlighting, shower cubicle with shower attachment and mixer taps, panel enclosed bath tub with shower attachment and mixer taps, low level wc, pedestal wash hand basin, storage cupboard, radiator.

FRONT

Off street parking, laid to lawn.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

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

DISTANCE TO STATIONS

Northwood Hills (0.8 Miles) - Metropolitan
Eastcote Station (1.2 Miles) - Central/Chiltern Railways



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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	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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