

# Mount Park Road

Eastcote • Middlesex • HA5 2JS  
Offers In Excess Of: £600,000



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Nestled away on a quiet road in the heart of Eastcote Village, this charming two bedroom bungalow offers a wonderful combination of space, comfort, and versatility. The property features a welcoming living room, a separate dining area leading into a well presented kitchen, and two well proportioned bedrooms served by a modern family bathroom.

Adding further appeal, the property benefits from a utility area and a beautifully designed outbuilding, comprising a summer house with a cloakroom and store room, ideal for use as a home office, studio, or guest accommodation.

Outside, residents can enjoy the tranquillity of the setting, with the home tucked away in a peaceful location yet conveniently positioned for the amenities and transport links of Eastcote.

**Semi detached bungalow**

Two bedrooms

Living room

Dining room

Kitchen

Utility room

Family bathroom

Garden

Summer house

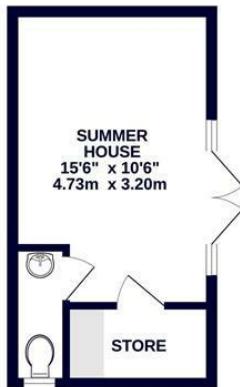
Off street parking

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.

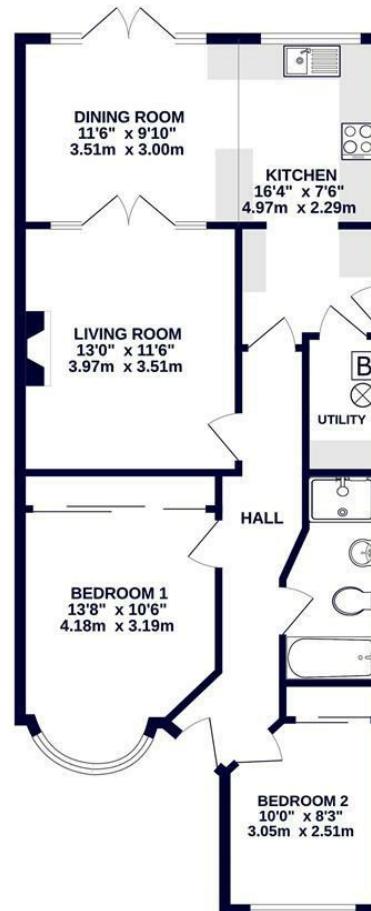




OUTBUILDING  
206 sq.ft. (19.1 sq.m.) approx.



GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



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TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of these floor plans, measurements of doors, windows, rooms and any other items are approximate. 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.  
Made with Metropix 62005



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15 A	A
2014/15 B	B
2014/15 C	C
2014/15 D	D
2014/15 E	E
2014/15 F	F
2014/15 G	G
More energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.