



Mount Park Road, Pinner, HA5 2JS
£600,000





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A well presented semi-detached family home situated in a highly convenient and peaceful location. This property briefly comprises; three bedrooms, bay-fronted living room, separate dining area, fitted kitchen and modern bathroom suite. The property benefits from off street parking, lean-to, good size rear garden, summer house, 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. The Metropolitan/Piccadilly line station based at both Eastcote and Ruislip offers swift and regular connections to Baker Street and the City whilst for families there are a number of highly regarded schools in the area including Coteford Infants and Juniors a stones throw away. The property is also located within walking distance from local parks, woodland trails and Highgrove Leisure Centre.



ENTRANCE HALL

Front aspect double glazed stained glass door, front aspect double glazed frosted window, laminate effect flooring, picture rail, radiator, stairs to first floor landing, under stair storage cupboard housing meters, doors to:

LIVING ROOM

Front aspect double glazed bay window with blind shutters, laminate effect flooring, radiator, picture rail, feature gas fire place, open to:

DINING AREA

Rear aspect double glazed door to rear garden, side aspect double glazed frosted window, laminate effect flooring, picture rail, radiator, storage cupboard, door to:

KITCHEN

Rear aspect double glazed window, downlighting, a range of base and eye level units, sink with drainer, induction hob with four rings and extractor hood, integrated double oven and dishwasher, space for appliances including: fridge, freezer and washing machine.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, picture rail, hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed bay window with blind shutters, picture rail, built in wardrobes, radiator.

BEDROOM TWO

Rear aspect double glazed window, laminate effect flooring, built in storage cupboard, picture rail, radiator.

BEDROOM THREE

Front aspect double glazed with blind shutters, picture rail, radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled flooring, tiled walls, downlighting, bath tub with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT

Off street parking for two vehicles.

REAR GARDEN

Beautifully landscaped and well maintained rear garden featuring two patio areas, good sized lawn with well stocked borders and water feature, enclosed by panel fencing and double

doors to summer house and door to:

LEAN TO

Front aspect door, space for fridge freezer and dryer.

SUMMER HOUSE

Power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

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

DISTANCE TO STATIONS

Eastcote (0.8 miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.8 miles) -
Metropolitan/Piccadilly
Ruislip (1.1 miles) -
Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

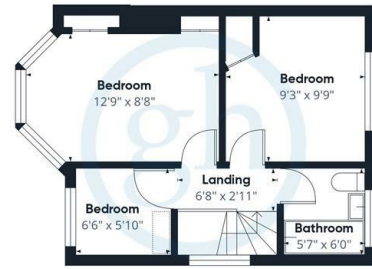
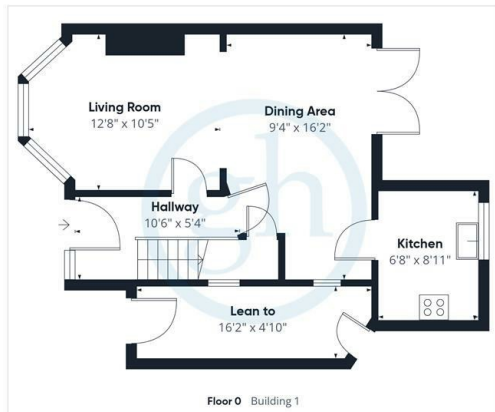
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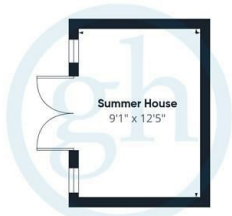
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Approximate total area[®]
871 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81
England & Wales		EU Directive 2002/91/EC



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