

Aspen Grove

Pinner • Middlesex • HA5 2NL

Asking Price: £525,000



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This well-presented end terrace home in the heart of Eastcote Village offers a practical and spacious layout ideal for families and first-time buyers alike. The ground floor features a welcoming entrance hall leading into a bright and generous lounge, perfect for both relaxing and entertaining. To the rear, the property benefits from a kitchen with access out to a low maintenance garden, complete with raised decking, an ideal space for outdoor dining and enjoying the warmer months.

Upstairs, the property comprises three well proportioned bedrooms along with a family bathroom, all arranged off a central landing. The home is conveniently positioned close to highly regarded local schools as well as excellent transport links, making it a great choice for commuters and growing families seeking a well connected village setting.

END OF TERRACE

SOUGHT AFTER LOCATION

THREE BEDROOMS

Reception room

Family bathroom

Downstairs WC

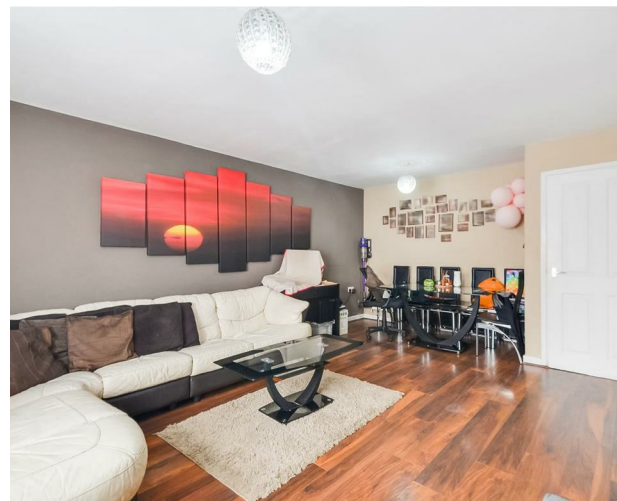
Garden

Quiet location

Close to highly rated schools

Viewing recommended

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.

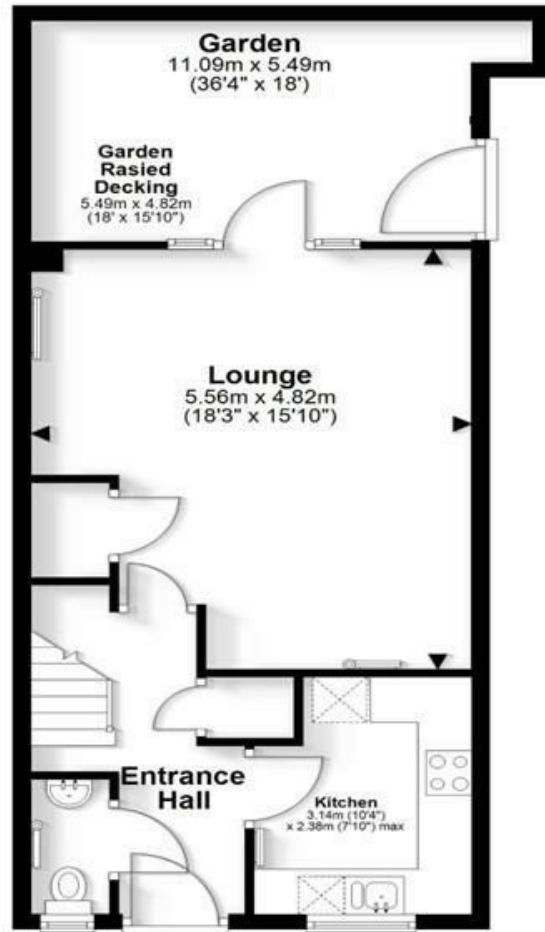






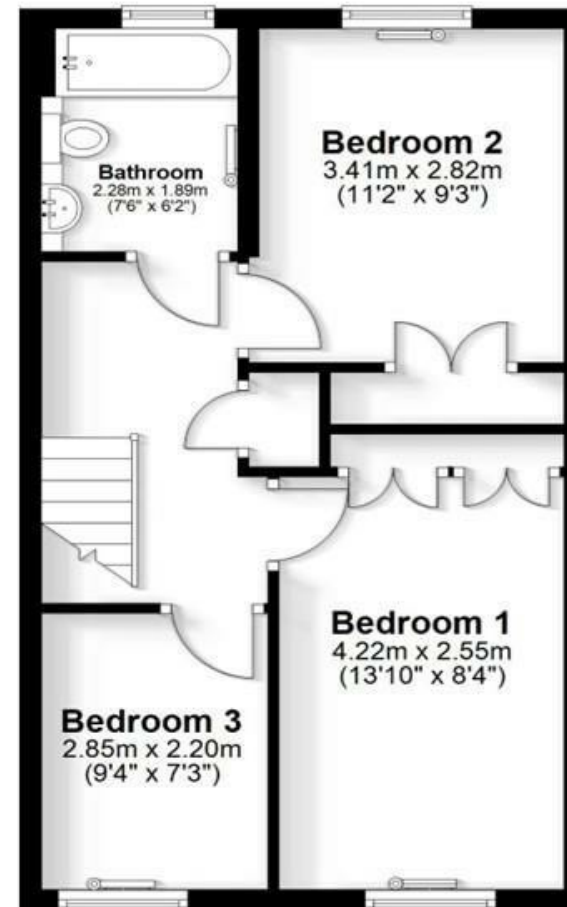
Ground Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 84.8 sq. metres (913.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared - June 2025

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC 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.