

# DAVID CHARLES

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## FLAG COTTAGE, EASTCOTE, HA5 2ER



**PRICE.... £1,000,000**

This attractive Grade II listed four bedroom detached house (1945 sq ft) offers the perfect balance of character & charm, combined with contemporary features. A high wall screens the property from the road with an electric gated entrance leading to a courtyard with off street parking and a double garage with a self-contained one bedroom flat above (750 sq ft including garage space). The main house is naturally light and airy with sash windows and original wall timbers. The accommodation includes a spacious 18' triple aspect living room with an inglenook fireplace and a 17' 'eat in' kitchen with a separate utility room. The dining room has a beamed ceiling and there is a separate study. The master bedroom has a domed ceiling and benefits from an en-suite dressing room (formally bedroom four) and bathroom with standalone bath. Outside there is a wide 'English country' style landscaped rear garden with three large paved patios, a lawn area and shrub and tree borders.

**020 8866 0222**











## COUNCIL TAX

Hillington Borough Council -G £1,854.88

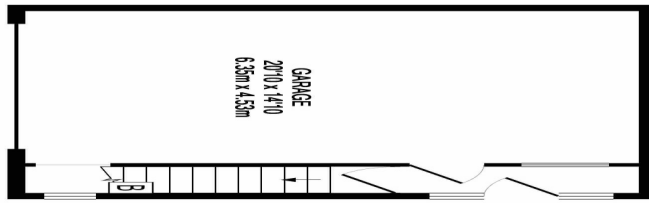
## LOCAL SCHOOLS

Coteford Primary School - 0.2 miles  
Sacred Heart RC Primary School - 1.4 miles  
Grangewood School - 0.4 miles  
Warrender Primary School - 0.6 miles

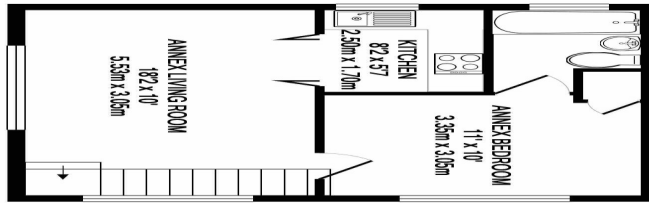
## LOCAL TRANSPORT

Eastcote Metropolitan/Piccadilly Line train station - 0.7 miles  
Ruislip Manor Metropolitan/Piccadilly Line train station - 0.8 miles  
Ruislip Metropolitan/Piccadilly Line train station - 1.1 miles





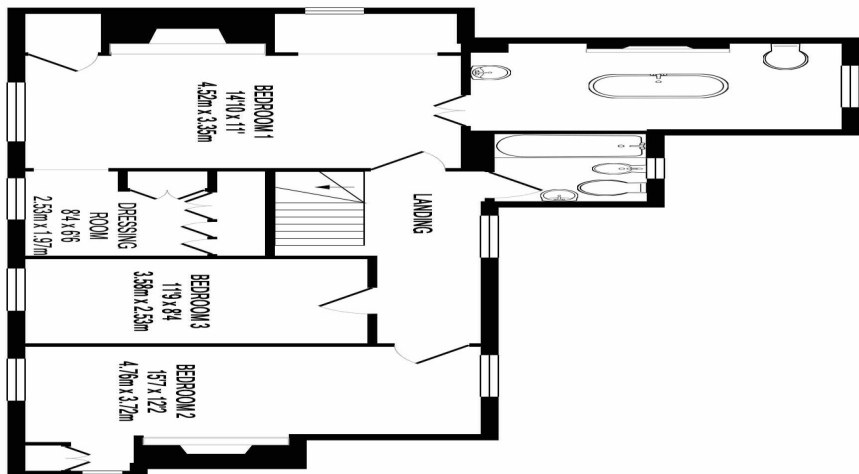
OUTBUILDING GROUND FLOOR  
APPROX FLOOR  
AREA 371 SQ.FT.  
(34.5 SQ.M)



OUTBUILDING 1ST FLOOR  
APPROX FLOOR  
AREA 209 SQ.FT.  
(19.2 SQ.M)



GROUND FLOOR  
APPROX FLOOR  
AREA 1151 SQ.FT.  
(106.5 SQ.M)



1ST FLOOR  
APPROX FLOOR  
AREA 719 SQ.FT.  
(67.1 SQ.M)

TOTAL APPROX FLOOR AREA 2835 SQ.FT. (264 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any 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 hereon have not been tested and no guarantee as to the operability of fixtures can be given.  
Made with Metronix CAD/3D



**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*