

DAVID CHARLES

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ELM AVENUE, EASTCOTE, MIDDLESEX HA4 8PD



PRICE.... £720,000....FREEHOLD

This spacious four bedroom semi detached family house (1476 sq ft/ 137 sq m) is ideally located within a short walk of Eastcote town centre offering a wide range of shopping facilities, restaurants and the Metropolitan/Piccadilly Line train station. The accommodation has attractive character beamed ceilings and walls and includes an 18' living room and a 24' open plan kitchen/dining room. There is a guest cloakroom to the first floor, four bedrooms (3 doubles) and a family bathroom with separate WC. Stairs lead from bedroom three to a loft room with skylight windows that would be ideal as a study or playroom. Outside the front provides off street parking for two cars and there is a secluded rear garden with a patio and main lawn leading to an outhouse (247 sq ft/ 22.9 sq m) with central heating and a shower room/WC, which would be ideal for a home office/work shop.

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COUNCIL TAX

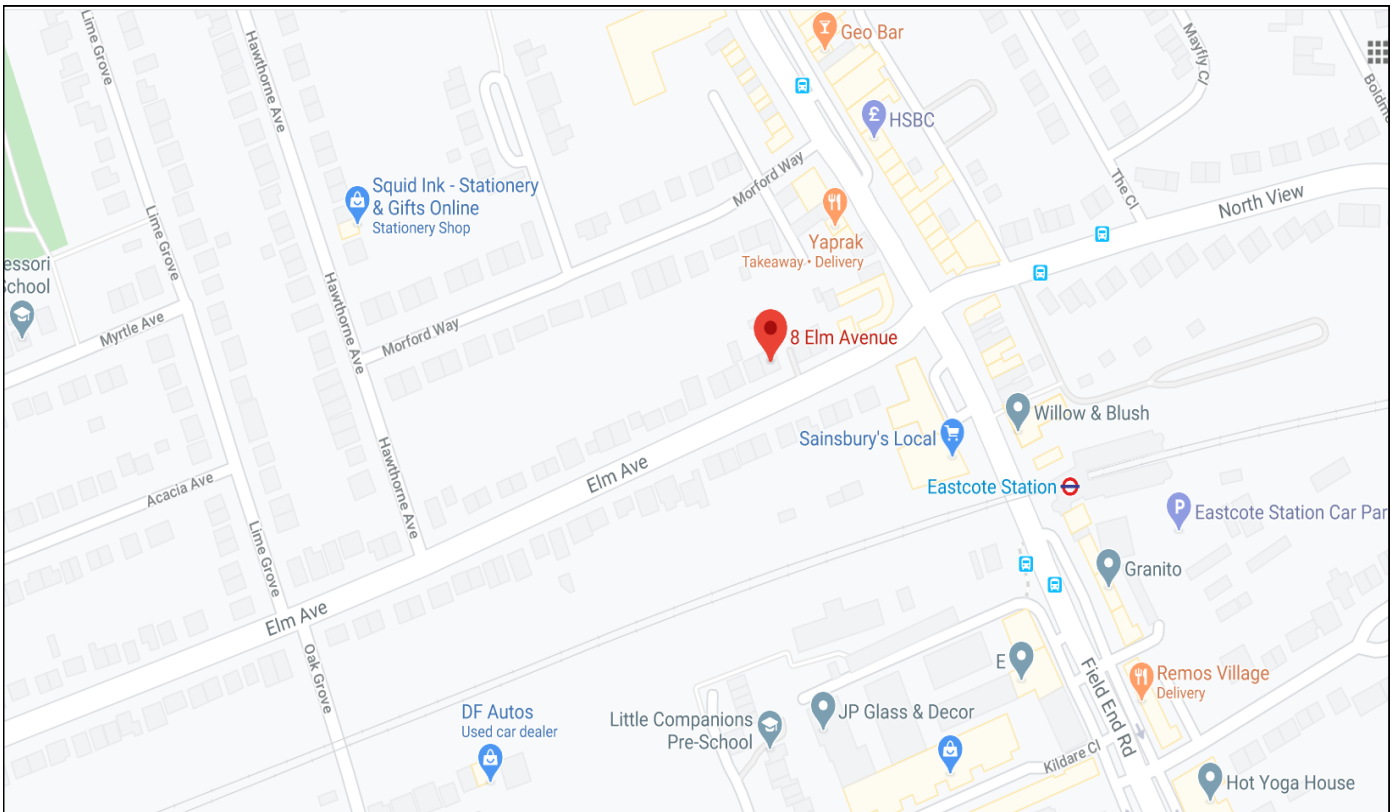
London Borough of Hillingdon Council - Band F - £2,188.36

LOCAL SCHOOLS

- Newnham Infant & Junior Schools - 0.34 miles
- Lady Bankes Infant & Junior Schools - 0.53 miles
- Bishop Ramsey Church of England Secondary School - 0.42 miles
- Ruislip High School - 1.07 miles
- Haydon School - 1.35 miles

LOCAL TRANSPORT

- Eastcote Station (Metropolitan & Piccadilly Line) - 0.1 mile
- Pinner Station (Metropolitan Line) - 1.7 miles

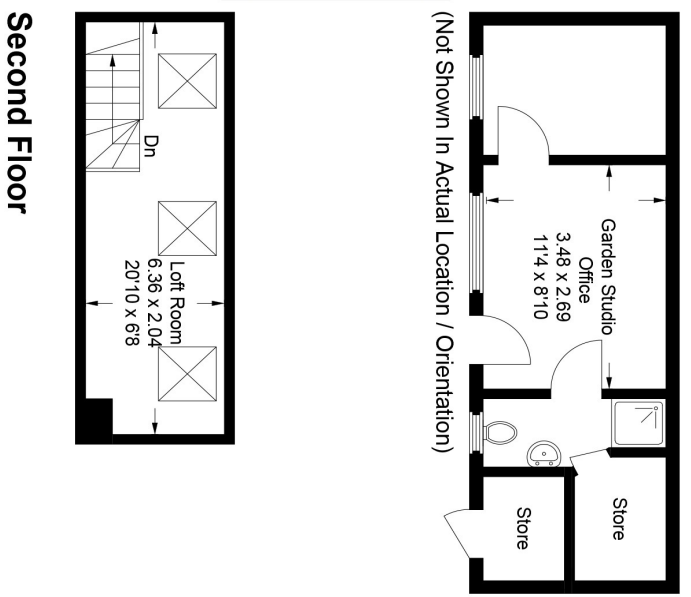
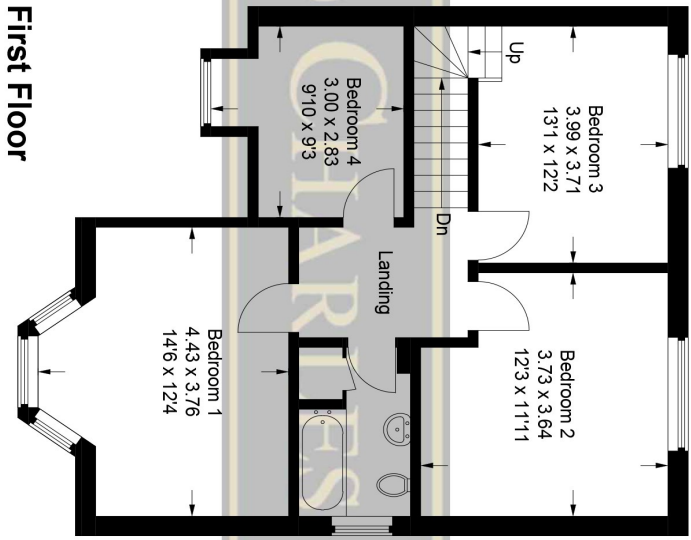
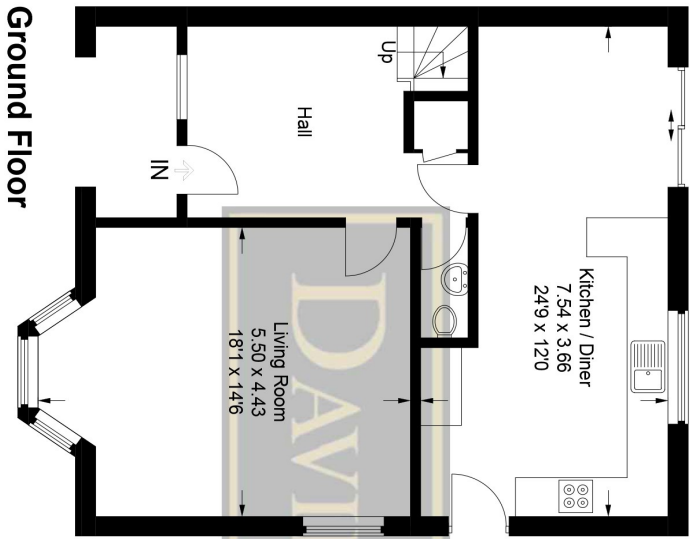


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

8 Elm Avenue

Approximate Gross Internal Area
 Ground Floor = 65 sq m / 700 sq ft
 First Floor = 59.2 sq m / 638 sq ft
 Second Floor = 12.8 sq m / 138 sq ft
 Outbuilding = 22.9 sq m / 247 sq ft
 Total = 160 sq m / 1,723 sq ft



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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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