

# DAVID CHARLES

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## EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1EN



**PRICE....£679,950....FREEHOLD**

This three bedroom semi detached house (1150 Sq Ft/106.84 Sq M. excluding loft room) has the benefit of a large loft room that could be converted into a fourth bedroom. The accommodation is filled with natural light and includes two linked reception rooms and a 10' kitchen. There are two double bedrooms, bedroom three and a family bathroom with separate WC. A loft ladder provides access to an 18'11 x 11'9 loft room that could be converted into a master bedroom with en-suite bathroom (STPP). Outside there is a 43' garden and at the front there is off street parking for two cars leading to a single garage. There is also excellent scope for a side and rear extension, making it future proof for the growing family. The house is ideally located within the catchment area of West Lodge School and is within walking distance of Pinner Memorial Park and the village centre. Offered with no upper chain.

**020 8866 0222**









### **COUNCIL TAX**

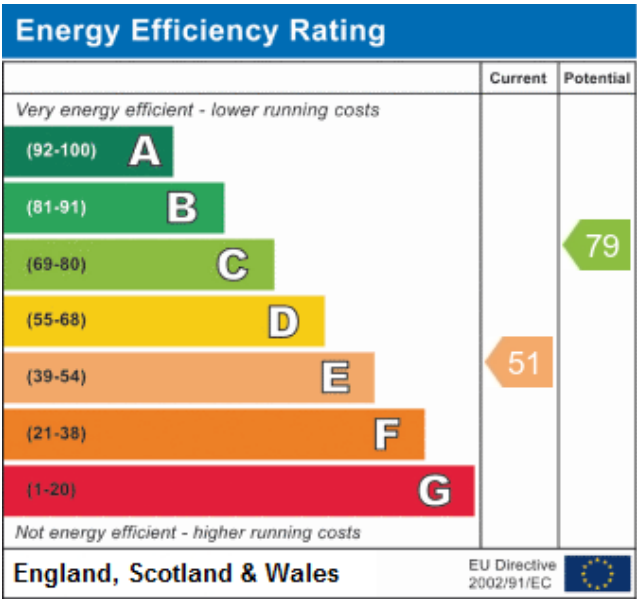
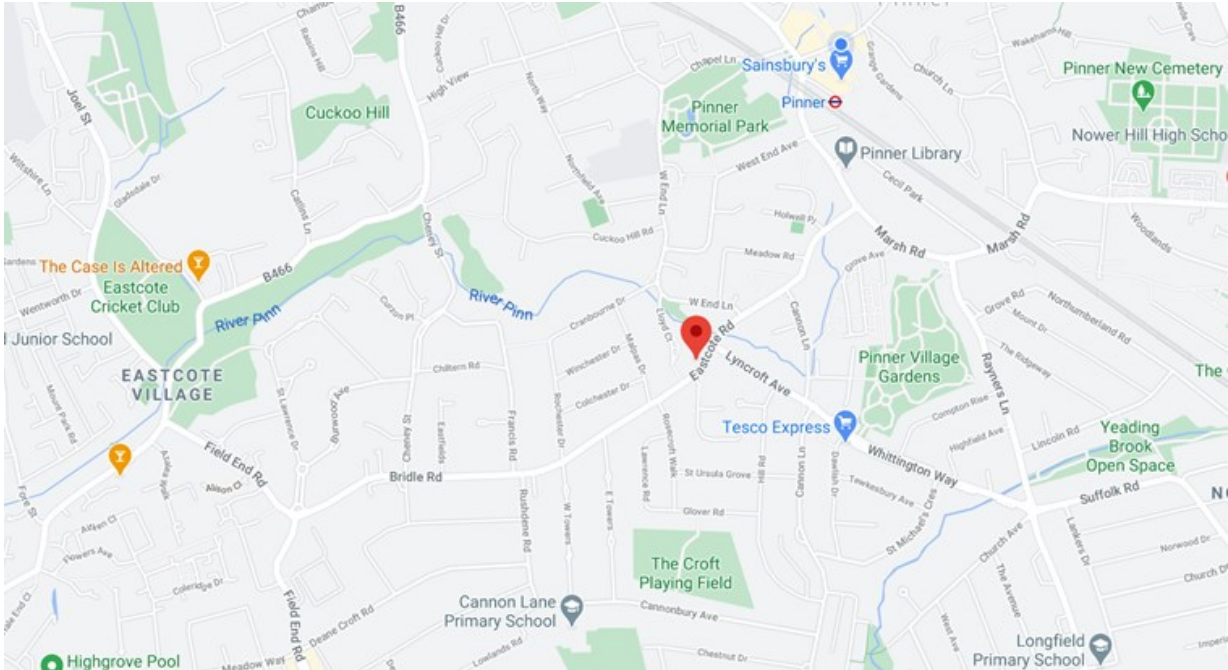
London Borough of Harrow - Band E - £2,398.44

### **LOCAL SCHOOLS**

West Lodge Primary School - 0.33 miles  
Cannon Lane Primary School - 0.45 miles  
Pinner High School - 0.54 miles  
Nower Hill High School - 0.95 miles

### **LOCAL TRANSPORT**


Pinner Station (Metropolitan Line) - 0.7 miles  
North Harrow Station (Metropolitan Line) - 1.2 miles

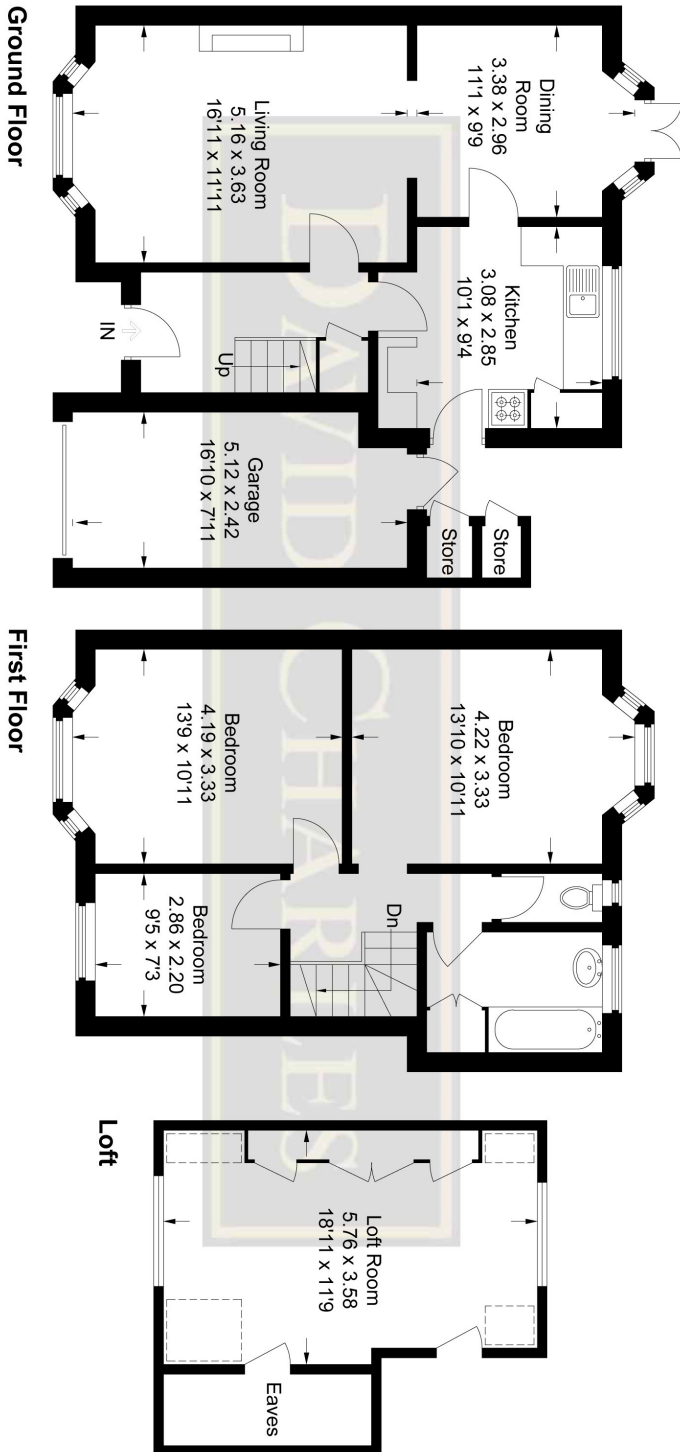


## Eastcote Road

Approximate Gross Internal Area  
 Ground Floor = 46.3 sq m / 498 sq ft  
 First Floor = 46.9 sq m / 505 sq ft  
 Loft (Excluding Eaves) = 20.1 sq m / 216 sq ft  
 Garage = 12.3 sq m / 132 sq ft  
 Store = 1.2 sq m / 13 sq ft  
 Total = 126.8 sq m / 1,364 sq ft

Garden  
 13.13 x 8.70  
 43'1" x 28'7"

 = Reduced headroom below 1.5m / 5'0"



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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**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.*