

DAVID CHARLES

PRESTIGE HOMES

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THE CHASE, EASTCOTE, MIDDLESEX HA5 1SJ



PRICE ... £895,000 ... FREEHOLD

This substantial and beautifully presented four bedroom detached family home (2,543 sq ft) is located on a quiet residential road within ½ a mile of Cannon Lane Primary School and Eastcote town centre. The property is full of character with leaded light windows, feature fireplaces and solid wood flooring. The accommodation includes three spacious reception rooms, an impressive 21' x 20' 'eat in' kitchen with central work station and a master bedroom with hand built cabinets and an en-suite bathroom. Outside the front is gravelled and offers off street parking for several cars leading to a double garage. The secluded rear garden is approximately 150' in length with a paved patio, main lawn, shrub borders and a mature willow tree.


020 8866 0222










Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	34	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX

London Borough of Hillingdon - Band G - £2,371.25.

LOCAL SCHOOLS

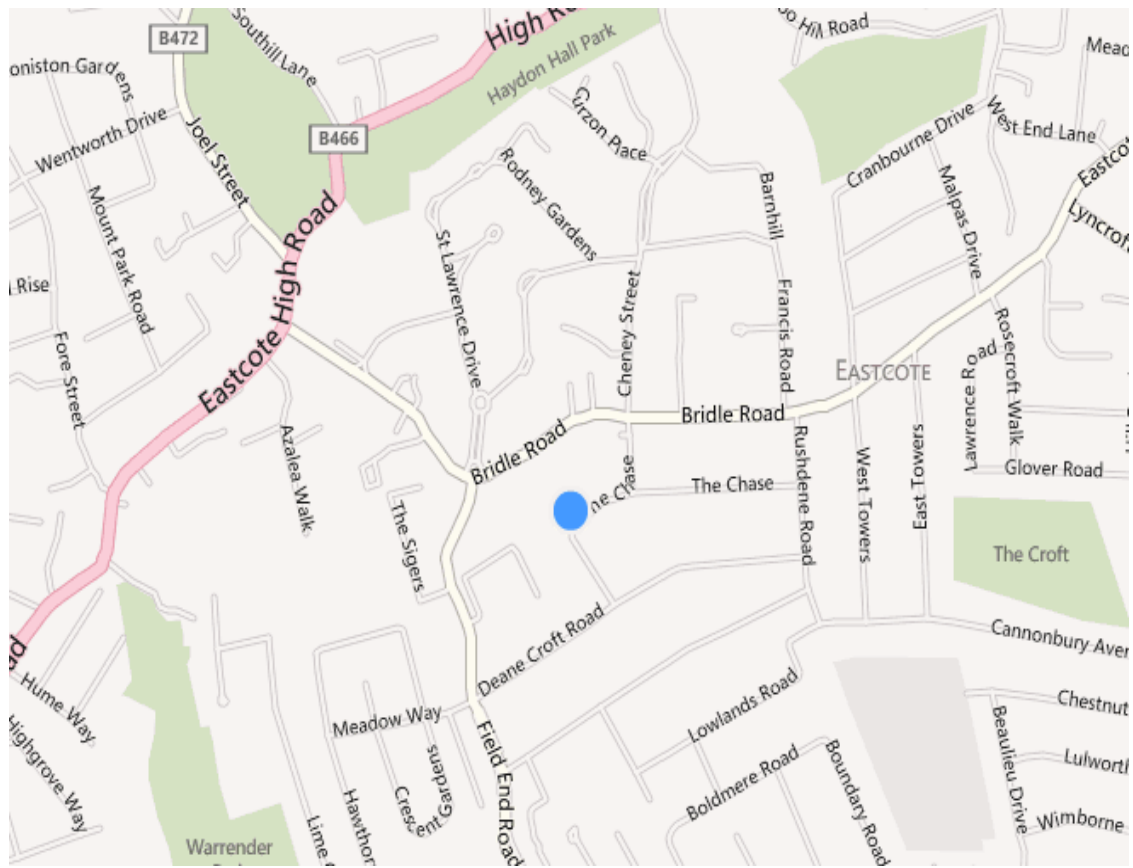
Cannon Lane Primary School - 0.5 miles

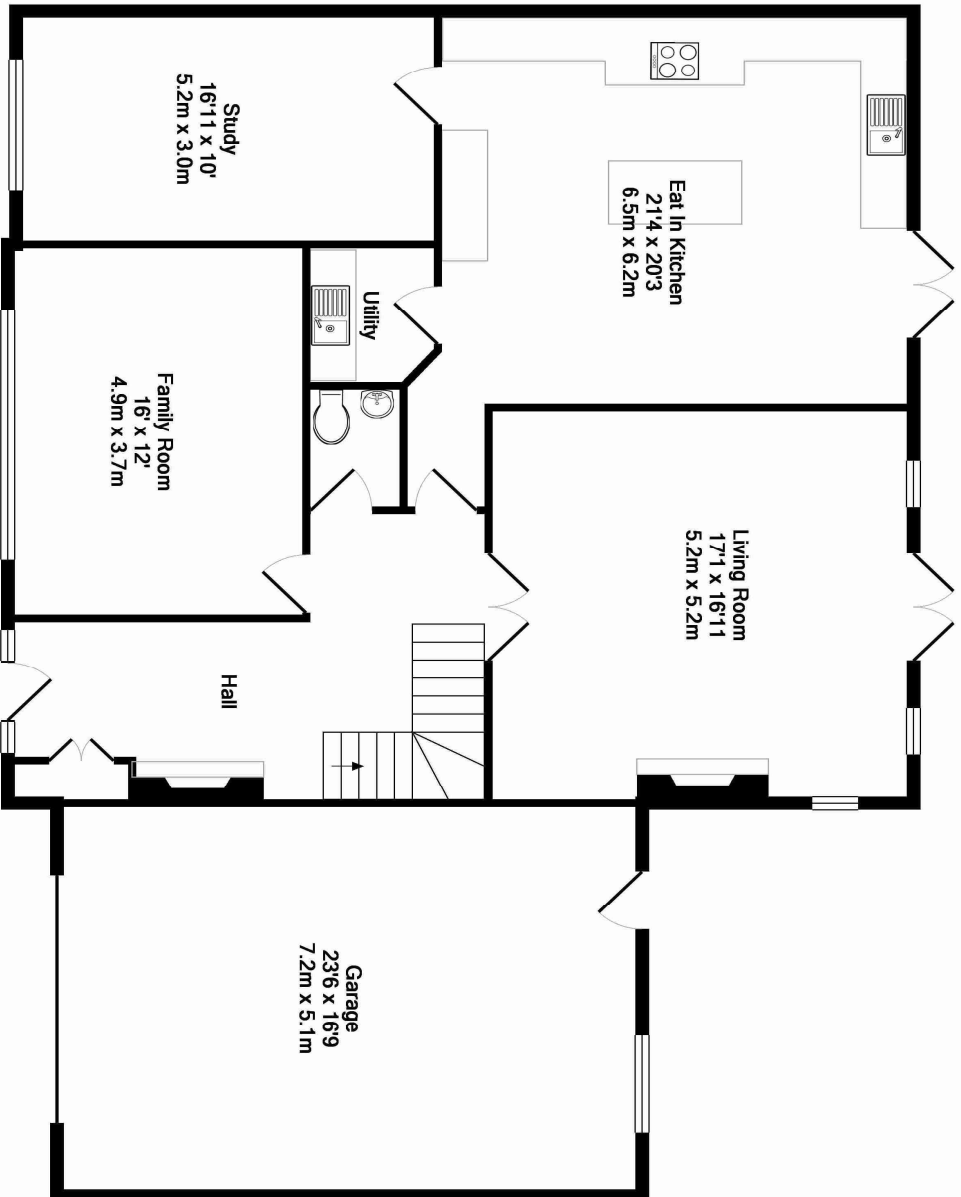
LOCAL TRANSPORT

Eastcote Metropolitan/Piccadilly Line Station - 0.5 miles

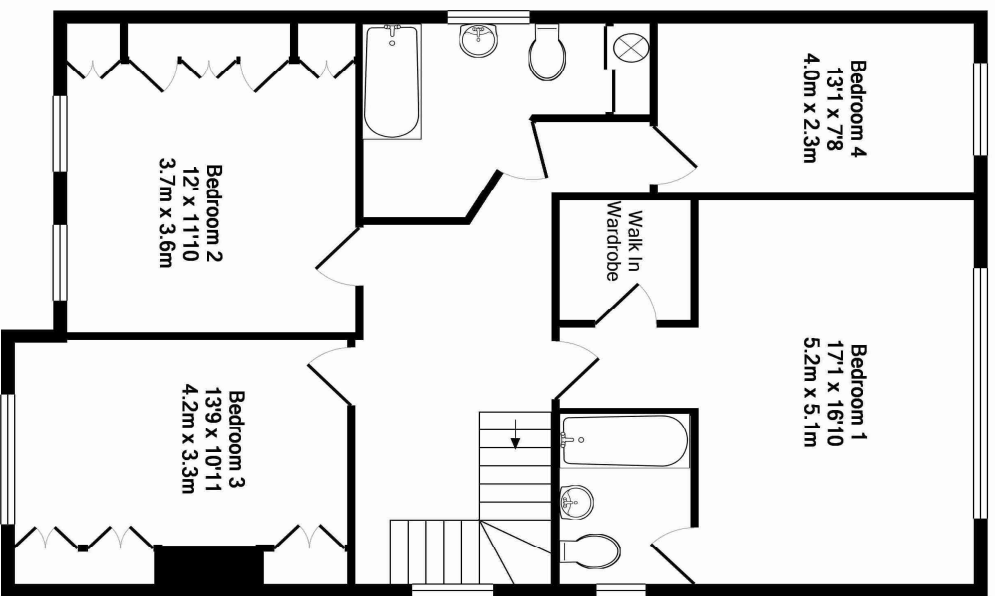
Ruislip Manor Metropolitan/Piccadilly Line Station - 0.9 miles

Pinner Metropolitan Line Station - 1 mile





GROUND FLOOR
APPROX. FLOOR
AREA 1621 SQ.FT.
(150.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 922 SQ.FT.
(85.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2543 SQ.FT. (236.2 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 items are approximate and no responsibility is taken for any error, 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 have not been tested and no guarantee as to their operability or efficiency can be given.

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