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EASTFIELDS, PINNER, MIDDLESEX, HA5 2SR



PRICE....£799,950....FREEHOLD

This spacious three bedroom detached bungalow (1154 sq. ft/107.3 sq. m) is located at the end of a quiet cul-de-sac within 0.6 miles (approx. 12 minutes' walk) of Eastcote town centre offering a wide selection of shops, restaurants and the Metropolitan/Piccadilly line train station. The accommodation requires updating but benefits from a naturally light east/west aspect. This includes a 15' square living room with full height windows, a 15' dining room/bedroom three and a fitted kitchen with integrated appliances. There are two further double bedrooms and a bathroom with separate cloakroom. Outside there is an attractive, landscaped and secluded rear garden and a wider than average garage with own drive and an electric door. There is full double glazing, a modern gas heating boiler and electricity fuse box. Offered with no upper chain.

020 8866 0222







COUNCIL TAX

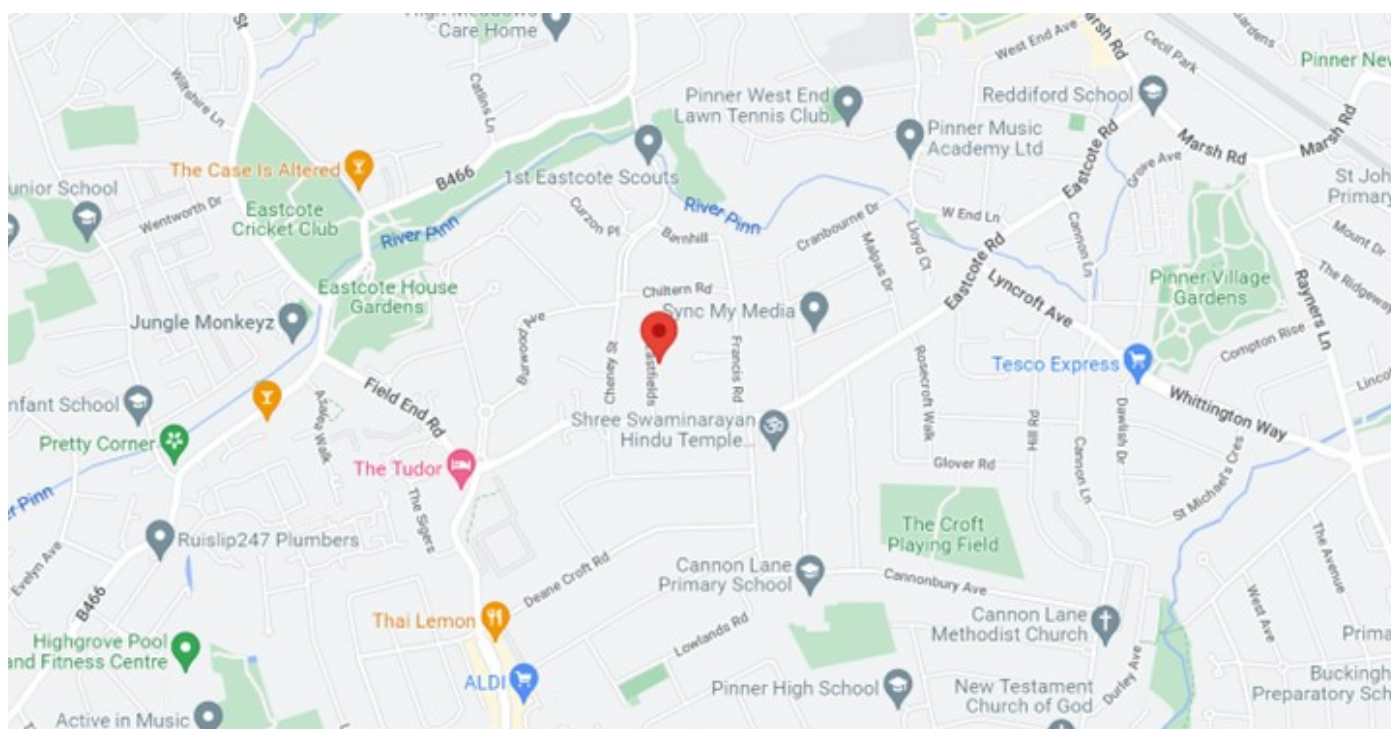
London Borough of Hillingdon - Band F - £2396.15

LOCAL SCHOOLS

Cannon Lane Primary School - 0.5 Miles
West Lodge Primary School - 0.8 Miles
Bishop Ramsey C of E School - 1.0 Miles
Pinner High School - 1.2 Miles

LOCAL TRANSPORT

Eastcote Station (Metropolitan/Piccadilly Line) - 0.9 Miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

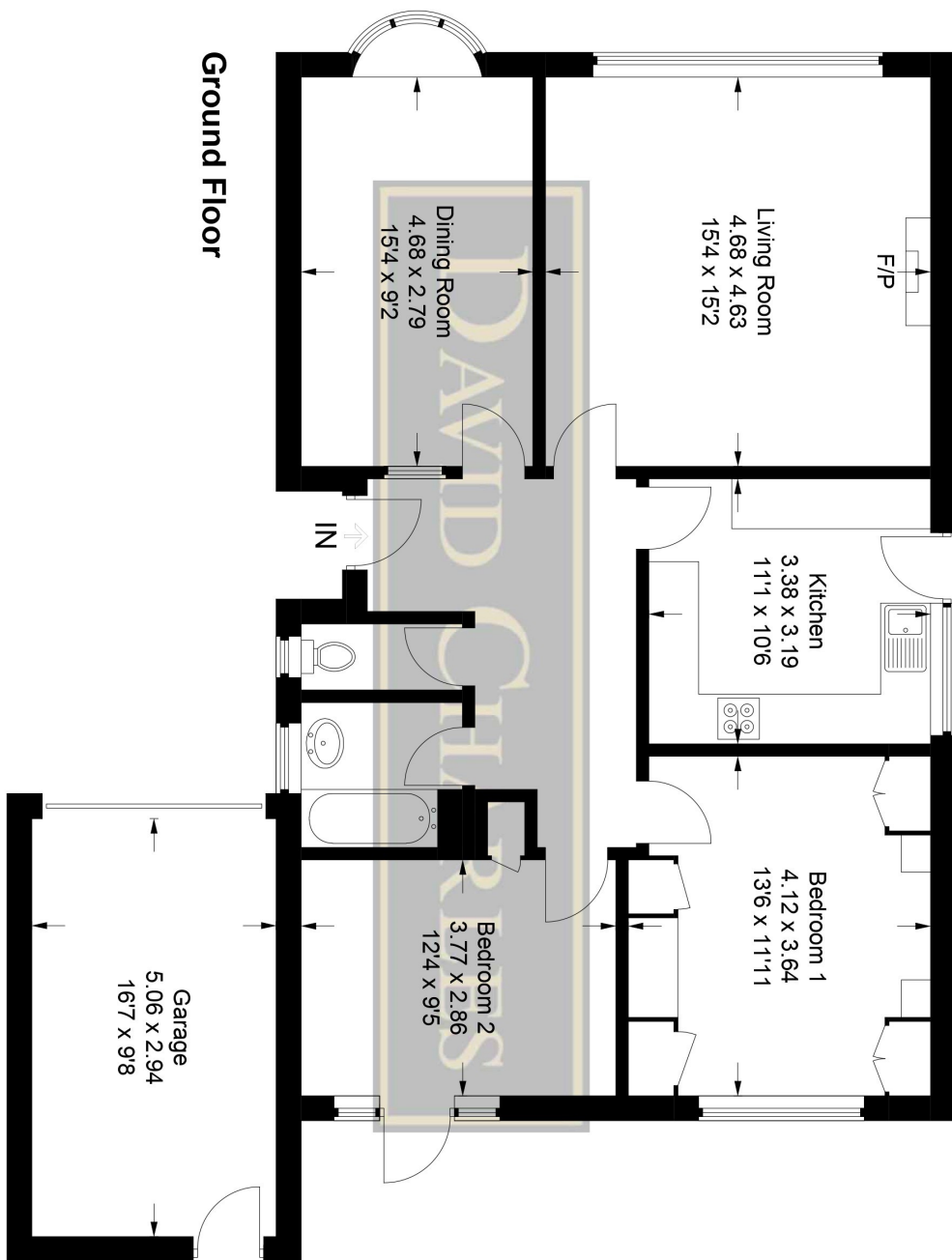
Eastfields

Approximate Gross Internal Area

Ground Floor = 92.3 sq m / 993 sq ft

Garage = 15.0 sq m / 161 sq ft

Total = 107.3 sq m / 1,154 sq ft



Ground Floor

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.