



**Andrew Pearce**

FOR SALE

50

**Andrew Pearce**  
PINNER

**EASTERN AVENUE, PINNER, MIDDLESEX HA5 1NW** **£775,000**



This spacious five-bedroom, three-reception house is ideal for a growing family. Located just a short walk from Eastcote High Street, it offers easy access to a variety of amenities and transport links. For families its very well suited for Cannon Lane Schools and Pinner High Schools.

The property features a large open-plan kitchen and dining room, a separate living room, and a study that can also serve as a children's playroom. The kitchen is equipped with numerous wall and base units, a range cooker, and an extractor fan. The ground floor also includes a guest cloakroom.

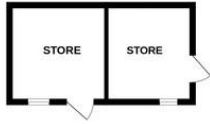
On the first floor, you'll find five bright bedrooms, two of which have fitted cupboards. The family bathroom completes this floor.

The garden boasts both a patio and a lawned area, along with a large storage shed at the rear.

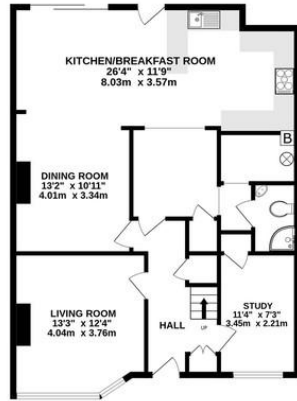
Eastern Avenue is a quiet residential road, conveniently close to Eastcote High Street with its array of shops, bars, and restaurants. The Eastcote tube station, serving the Metropolitan and Piccadilly lines, provides quick access to The City. For families, the property is within the catchment area of Cannon Lane School.



OUTBUILDINGS  
153 sq.ft. (14.2 sq.m.) approx.



GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 1740 sq.ft. (161.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024



