



A CHAIN FREE THREE BEDROOM HOME IN A DESIREABLE LOCATION

Boldmere Road, Eastcote, Pinner, HA5 1PS

ROBSONS

**NO ONWARD CHAIN • ENTRANCE HALLWAY
• TWO RECEPTION ROOMS • MODERN
KITCHEN • THREE BEDROOMS WITH
FITTED WARDROBES • FAMILY BATHROOM
• ATTRACTIVE, SOUTH FACING GARDEN •
OFF-STREET PARKING • GARAGE • SCOPE TO
EXTEND (STPP)**

Description

A bright, charming and well-presented three-bedroom character home featuring an attractive, south-facing rear garden with scope to extend (STPP), ideally situated within walking distance of Eastcote's amenities and transport links, as well as a number of local schools. This property is offered to the market with no onward chain.

The ground floor comprises a welcoming entrance hallway with stairs to the first floor and under stair storage. There are two generous reception rooms, both with a feature fireplace, with one having a patio door opening out to the garden, and a modern fitted kitchen offering both base and eye level units, integrated appliances and side access to the garden. To the first floor there are two large double bedrooms benefiting from fitted wardrobes, a further bedroom with a fitted wardrobe, and a family bathroom with a separate WC.





Externally, this lovely home boasts a well-maintained, south-facing rear garden that is part lawn and part patio, with a greenhouse and a garden shed. There is also the added benefit of access to the garage, ideal if needed for extra storage. To the front of the property there is a driveway providing off-street parking and a garage set slightly back from the property.

Location

Situated off North View within walking distance of Eastcote high street and a choice of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Eastcote station provides frequent links into London via the Metropolitan and Piccadilly lines, with easy access to local bus routes. The area is well served by primary and secondary schooling, including Pinner High School and Cannon Lane Primary School.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

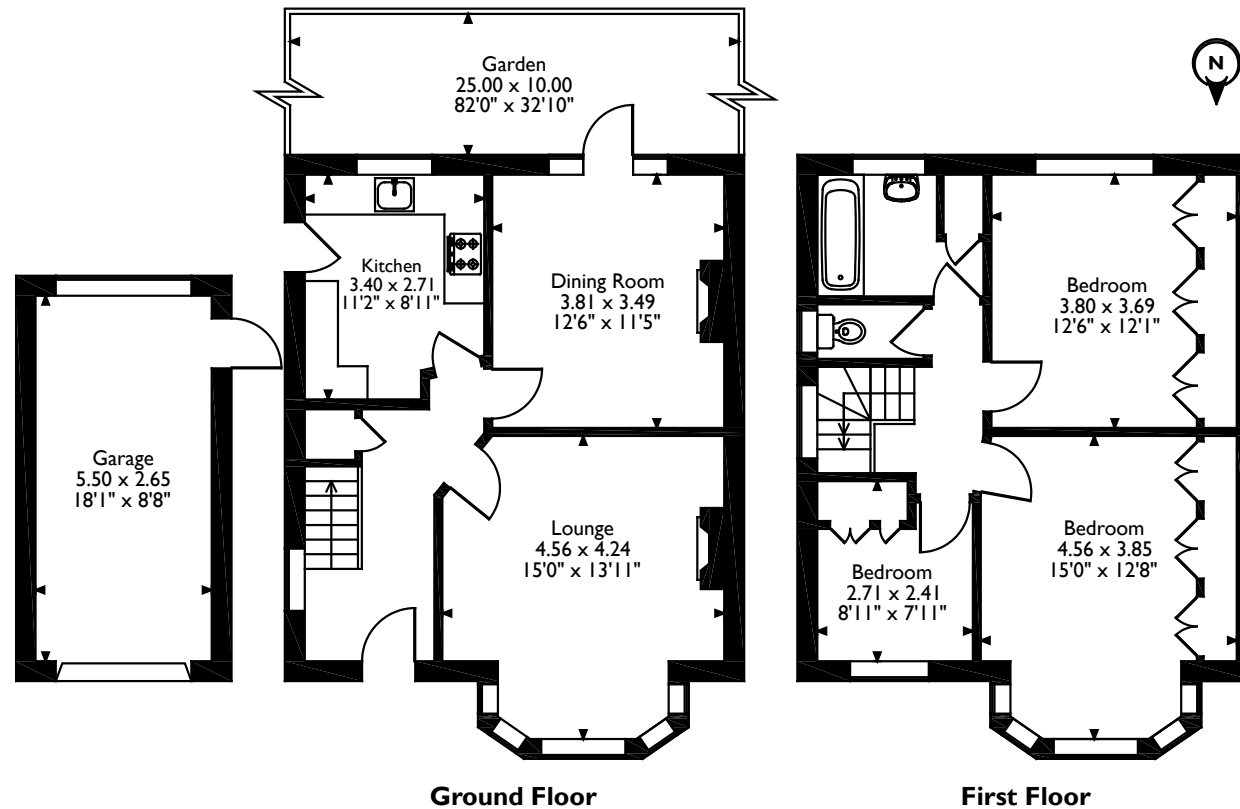
Local Authority: London Borough of Hillingdon

Council Tax: Band F

Energy Efficiency Rating: Band D



Boldmere Road, Pinner
 Approximate Gross Internal Area
 Main House = 98 Sq M/1054 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 113 Sq M/1215 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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