



**A BRIGHT & WELL PRESENTED 3 BEDROOM HOME WITH PLANNING PERMISSION**

Crescent Gardens, Eastcote, HA4 8TA

**ROBSONS**



## A BRIGHT & WELL PRESENTED THREE BEDROOM FAMILY HOME

**ENTRANCE PORCH & HALLWAY • THROUGH LOUNGE/DINER • WELL-EQUIPPED KITCHEN • GUEST WC • STUDY • THREE BEDROOMS • FAMILY BATHROOM • SEPARATE WC • GARDEN • OFF-STREET PARKING • GARAGE • PLANNING PERMISSION IN PLACE**

### Description

Ideally positioned on a peaceful crescent within walking distance of local amenities and the Metropolitan & Piccadilly Line station, is this bright and well-appointed, three bedroom family home with a generous rear garden, off-street parking and a garage. The property has planning permission in place to further extend, full details can be found at [Hillingdon.gov/planning](http://Hillingdon.gov/planning).

The ground floor comprises an entrance porch leading to a welcoming hallway with a useful cloak cupboard. There is a large, light-filled lounge/diner featuring bi-folding doors opening out to the garden, a well-equipped kitchen offering a range of units with integrated appliances and ample storage space, and a guest WC. Completing the ground floor is a study set to the rear of the property and enjoys views of the garden.







To the first floor there are three well-presented bedrooms that all benefit from fitted wardrobes, a modern family bathroom with both a bath tub and shower, and a separate WC

Externally this family home offers a sizeable rear garden that is laid to lawn with shrub borders and a patio area. To the front there is a driveway allowing off-street parking and a garage.

### Location

Situated on a peaceful crescent just footsteps from Eastcote high street and a vast selection of shopping facilities, restaurants, coffee houses and popular supermarkets. Alternatively, Pinner and Ruislip Manor high streets are also close by. For commuters, nearby Eastcote station provides a frequent service into London via the Metropolitan and Piccadilly Lines, as well as there being a number of local bus links available. The area is well served by highly regarded primary and secondary schooling, children's parks/ playgrounds and recreational facilities.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Hillingdon

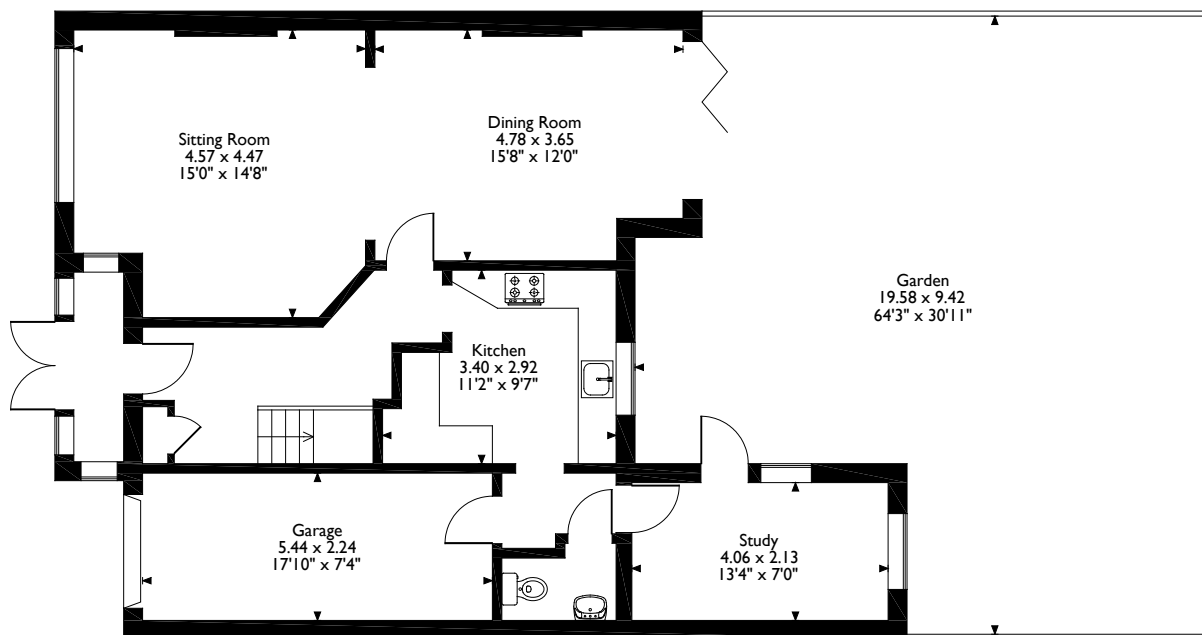
Council Tax: Band E

Energy Efficiency Rating: Band D

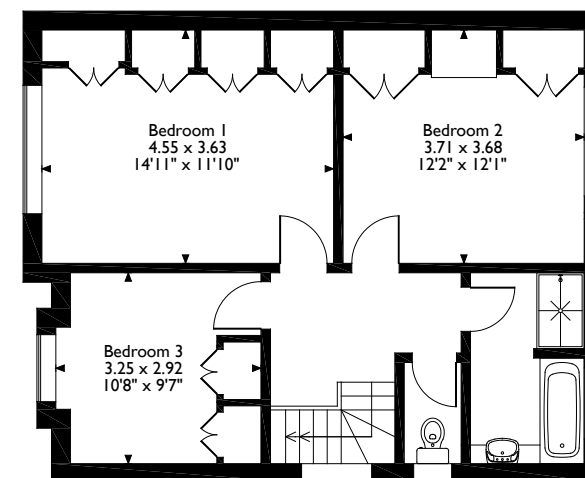


# Crescent Gardens, Ruislip

## Approximate Gross Internal Area 141 Sq M/1520 Sq Ft



**Ground Floor**



**First Floor**

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.

# ROBSONS

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