



**A BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME**

Burwood Avenue, Eastcote, Pinner, HA5 2RY

**ROBSONS**

Burwood Avenue, Eastcote, Pinner, HA5 2RY

**SEMI-DETACHED • FOUR BEDROOMS • THREE BATHROOMS • SPACIOUS LIVING/DINING ROOM • MODERN KITCHEN • UTILITY ROOM • PRIVATE REAR GARDEN • DOUBLE GARAGE • DRIVEWAY PARKING**

### Description

A beautifully presented four bedroom semi-detached family home, offering spacious and versatile accommodation in excellent condition throughout.

The ground floor features a bright and airy double-aspect living/dining room, a well-appointed modern kitchen with contemporary fittings, a separate utility room and a convenient downstairs shower room.

Upstairs, the property offers four well-proportioned bedrooms, with the main bedroom benefitting from its own en-suite shower room. A stylish family bathroom serves the remaining rooms.

Outside, the private rear garden is mainly laid to lawn with a patio area ideal for outdoor dining and summer gatherings. To the front, there is driveway parking and access to the double garage.





This is a wonderful opportunity to acquire a move-in-ready family home with flexible living space in a desirable residential location.

### Location

Burwood Avenue forms part of the sought-after Eastcote Park estate, perfectly positioned for both Eastcote and Pinner high streets, giving you a vast choice of shopping facilities, restaurants, coffee houses and supermarkets. For commuters, the Metropolitan and Piccadilly line services are accessible at Eastcote station, as well as there being numerous local bus routes providing links to the neighbouring areas. The area is well served by primary and secondary schooling, children's play areas and recreational facilities.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

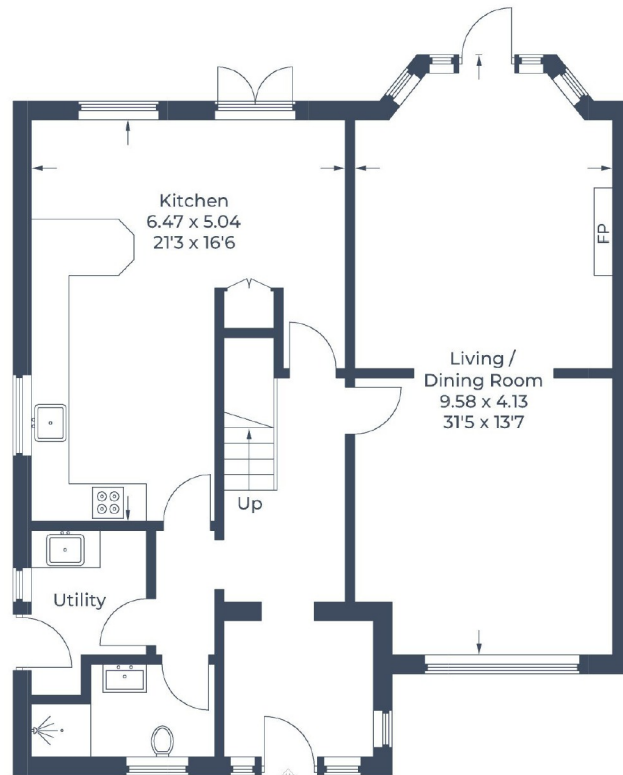
Council Tax Band: F

Energy Efficiency Rating: C

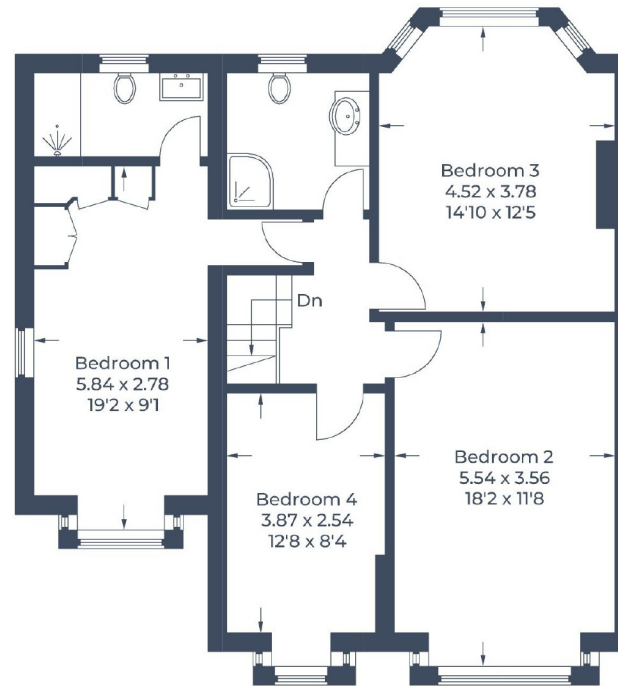
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



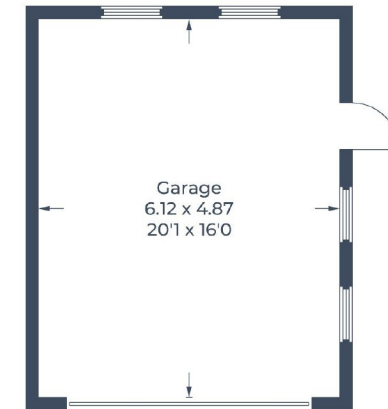
Approximate Gross Internal Area  
 Ground Floor = 90.8 sq m / 977 sq ft  
 First Floor = 81.9 sq m / 881 sq ft  
 Garage = 29.6 sq m / 319 sq ft  
 Total = 202.3 sq m / 2,177 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons

**ROBSONS**

1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: [pinner@robsonswb.com](mailto:pinner@robsonswb.com)  
[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.