



A FOUR BEDROOM, THREE BATHROOM SEMI DETACHED FAMILY RESIDENCE WITH GARDEN STUDIO ON THE COVETED EASTCOTE PARK ESTATE

Rodney Gardens, Pinner, HA5 2RR



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FOUR BEDROOMS • THREE BATHROOMS INCLUDING EN SUITE • ENTRANCE HALLWAY • OPEN PLAN KITCHEN AND DINING ROOM WITH SEPARATE UTILITY • SEPARATE LIVING ROOM • 300FT LANDSCAPED GARDEN • DRIVEWAY • GARDEN STUDIO • PERGOLA

Description

Enjoying a peaceful setting whilst remaining within easy reach of local amenities and excellent transport links, this immaculate and well presented four bedroom, three bathroom residence is situated on the coveted Eastcote Park Estate. The property features an inviting entrance hall leading into a spacious open plan kitchen, living and dining area to create a seamless and contemporary feel. Large windows and bi fold doors flood the space with natural light and provide effortless access to the beautifully landscaped rear garden. The garden includes a Garden Studio, currently utilised as a lounge/cinema room and gym. It benefits from air conditioning for both heating and cooling, hard wired and Wi Fi connectivity, as well as dimmable lighting and power — making it an ideal multipurpose space. The garden also features a pergola, for outdoor dining and seating area, complete with lighting and power connections.





To the front of the home is a separate living room with the original feature fireplace and wood burner, along with a contemporary downstairs shower room. The first floor hosts four bedrooms, all of which benefit from air conditioning, three with fitted wardrobes, including an en-suite to the principal bedroom, alongside a family bathroom. The bedrooms and front living space are fitted with elegant blackout shutters. The property further benefits from a modern smart home setup offering app controlled heating, lighting and alarms, providing added convenience and ease of use.

Location

Situated conveniently between both Pinner and Eastcote High Streets, the property enjoys access to a wide selection of shopping facilities, restaurants, coffee houses and supermarkets. For commuters, nearby Eastcote Station provides both Metropolitan and Piccadilly Line services, while Pinner Station also offers the Metropolitan Line. The property falls within the catchment of several highly regarded schools, including Cannon Lane Primary School and a range of other sought after options locally. Numerous parks are close by, including the award winning Eastcote Gardens & Meadows, located just a few minutes' walk away.

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 or call us on: 020 8866 8083.



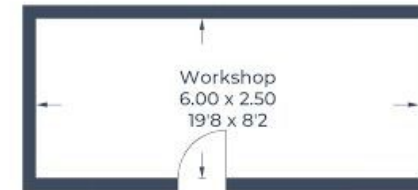
Approximate Gross Internal Area
 Ground Floor = 76.1 sq m / 819 sq ft
 First Floor = 62.0 sq m / 667 sq ft
 Outbuildings = 34.4 sq m / 370 sq ft
 Total = 172.5 sq m / 1,856 sq ft



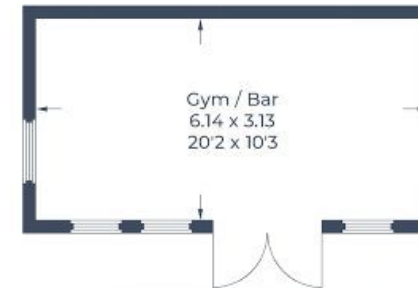
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

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