



EASTERN AVENUE, PINNER

Offers in Excess of £590,000

**** NO ONWARD CHAIN **** A spacious and well maintained two bedroom semi detached bungalow conveniently located 0.5 miles from Eastcote High Street & Station (Metropolitan & Piccadilly Line), 0.7 miles away from Cannon Lane Primary School and 0.1 miles away from Pinner High School. The property offers scope for further development subject to planning permission being granted and briefly comprises, large entrance hallway with built in storage cupboards, spacious living room with triple aspect windows, kitchen, two bedrooms with fitted wardrobes and modern bathroom suite. Further benefits include fitted wardrobes, Bamboo wooden flooring throughout, double glazing, gas central heating, off street parking via own driveway, private rear garden and garage with side vehicle access.

- TWO BEDROOM SEMI DETACHED BUNGALOW
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- SPACIOUS LIVING ROOM WITH TRIPLE ASPECT WINDOWS
- BAMBOO WOOD FLOORING THROUGHOUT
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- NO ONWARD CHAIN DELAYS
- PRIVATE REAR GARDEN AND VEHICLE ACCESS TO GARAGE
- OFF STREET PARKING VIA OWN DRIVEWAY

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect double glazed window above door, storage cupboard housing meters, coir entrance matting leading to Bamboo wooden flooring, loft access, spot lighting, radiator, power points, wall mounted thermostat, built in storage cupboard, wall mounted storage cupboard housing phone point.

Living Room

14' 1" x 11' 6" (4.29m x 3.51m) Front aspect double glazed window, two side aspect double glazed windows, spot lighting, radiator, power points, TV aerial, Bamboo wooden flooring.

Kitchen

12' 9" x 8' 8" (3.89m x 2.64m) Side aspect frosted double glazed door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, undercounter lighting, one and a half bowl sink with drainer, space for cooker with overhead extractor fan, space for fridge/freezer, plumbed for dishwasher, plumbed for washing machine, part tiled walls, power points, wall mounted 'Worcester' boiler, spot lighting, Bamboo wooden flooring.

Bedroom One

12' 10" x 11' 8" (3.91m x 3.56m) Rear aspect double glazed window, range of fitted wardrobes with fitted dressing table and mirror, spot lighting, radiator, power points, Bamboo wooden flooring.

Bedroom Two

10' 9" x 9' 3" (3.28m x 2.82m) Front aspect double glazed window, range of fitted wardrobes, spot lighting, radiator, power points, Bamboo wooden flooring.

Bathroom

6' 6" x 5' 10" (1.98m x 1.78m) Side aspect frosted double glazed window, vanity hand wash basin, panel enclosed bath with glass shower screen, wall mounted shower with attachment, extractor fan, fully tiled walls, spot lighting, heated towel rail, tiled flooring.

Separate W/C

Side aspect frosted double glazed window, low level W/C, part tiled walls, lino flooring.

Outside

Front Garden

Off street parking via own driveway, side access to rear garden via double wooden gates, hedge frontage.

Rear Garden

Patio leading to laid lawn, side access to front garden via double wooden gates, stocked borders, outside tap, fence enclosed, access to garage.

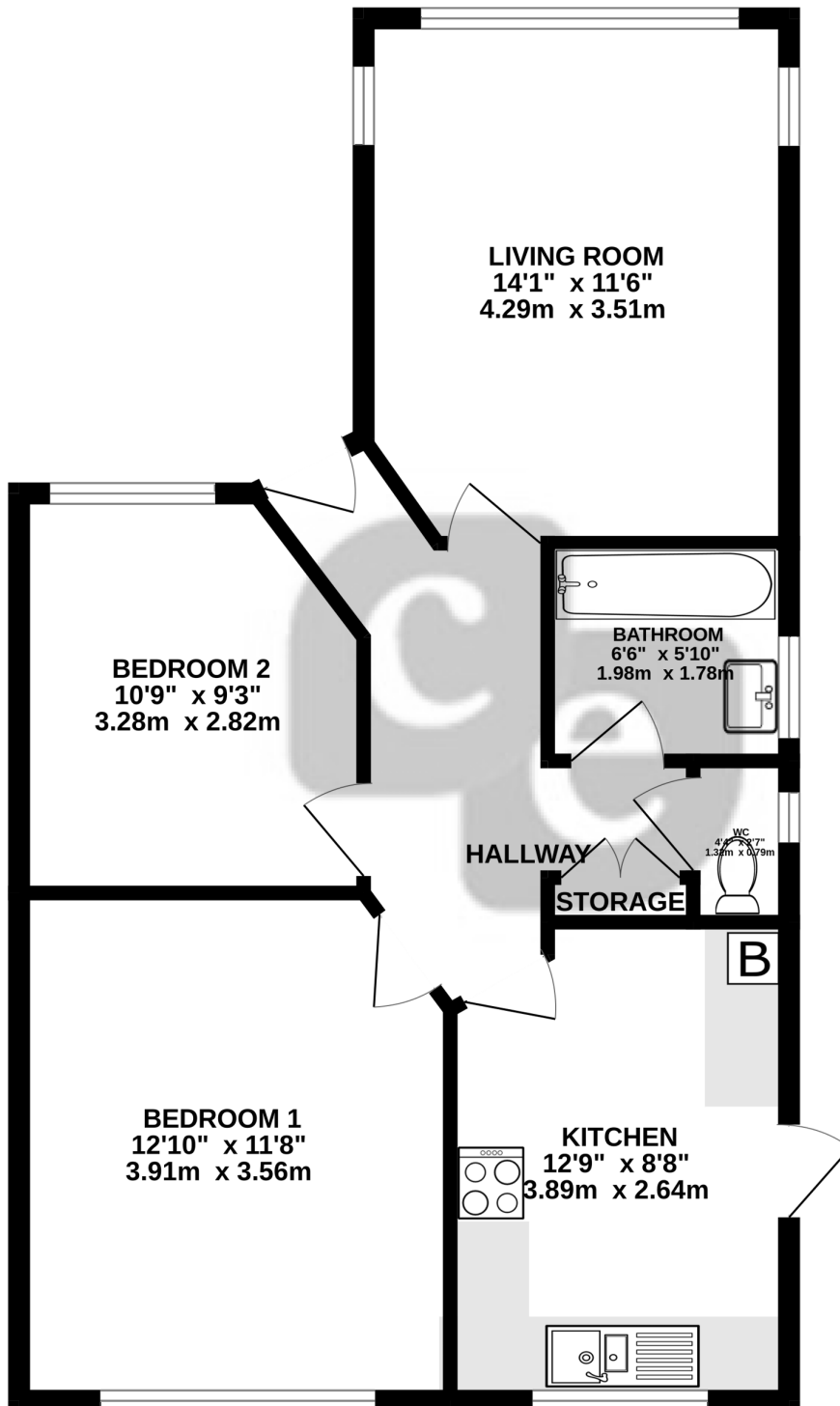
Garage

24' 2" x 11' 7" (7.37m x 3.53m) Front aspect up and over door, side aspect window.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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.

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