

## EASTERN AVENUE, PINNER

### £585,000

**\*\* NO ONWARD CHAIN \*\*** A spacious and well maintained two bedroom semi detached bungalow ideally situated close to both Eastcote & Rayners Lane High Streets with a wide range of shops, restaurants and bars. Eastcote & Rayners Lane stations are approximately a 15 minute walk and are serviced by the Metropolitan & Piccadilly lines. The naturally light accommodation offers scope for further development subject to planning permission being granted and includes a living room, modern kitchen, two bedrooms, bathroom and separate W/C. Further benefits include double glazing, gas central heating, front garden and large private rear garden.

- TWO BEDROOM SEMI DETACHED BUNGALOW
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- SCOPE FOR FURTHER DEVELOPMENT INTO LOFT (STPP)
- LIVING ROOM WITH DIRECT ACCESS TO REAR GARDEN
- MODERN KITCHEN
- BATHROOM AND SEPARATE W/C
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- LARGE PRIVATE REAR GARDEN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN

## Hallway

Entrance into hallway via front aspect double glazed door, storage cupboard, storage cupboard housing meters, radiator, power points, laminate flooring.

## Living Room

13' 0" x 11' 9" (3.96m x 3.58m) Rear aspect double glazed door to garden two rear aspect double glazed windows, radiator, power points, laminate flooring.

## Kitchen

13' 0" x 8' 8" (3.96m x 2.64m) Side aspect frosted Double glazed door to garden, rear and side aspect double glazed windows, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, space for fridge/freezer, plumbed for washing machine, wall mounted 'Vaillant' boiler, spot lighting, part tiled walls power points, radiator, lino flooring.

## Bedroom One

14' 2" x 11' 7" (4.32m x 3.53m) Front and side aspect double glazed windows, radiator, power points, carpeted flooring.

## Bedroom Two

11' 0" x 9' 4" (3.35m x 2.84m) Front aspect double glazed window, radiator, power points, carpeted flooring.

## Bathroom

6' 6" x 6' 0" (1.98m x 1.83m) Side aspect frosted double glazed window, low level W/C with wall mounted Douche, vanity hand wash basin, shower cubicle with glass shower door, tiled surround with wall mounted shower and attachment, wall mounted mirror fronted medicine cabinet, part tiled walls, lino flooring.

## Separate W/C

4' 5" x 2' 9" (1.35m x 0.84m) Side aspect frosted double glazed window, low level W/C with wall mounted Douche, wall mounted hand wash basin, extractor fan, part tiled walls, tiled flooring.

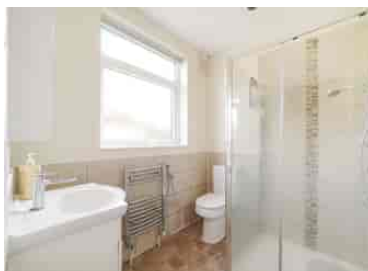
## Outside

### Front Garden

Path leading to front entrance, mainly laid to lawn, hedge enclosed, side access to rear garden via wooden gate.

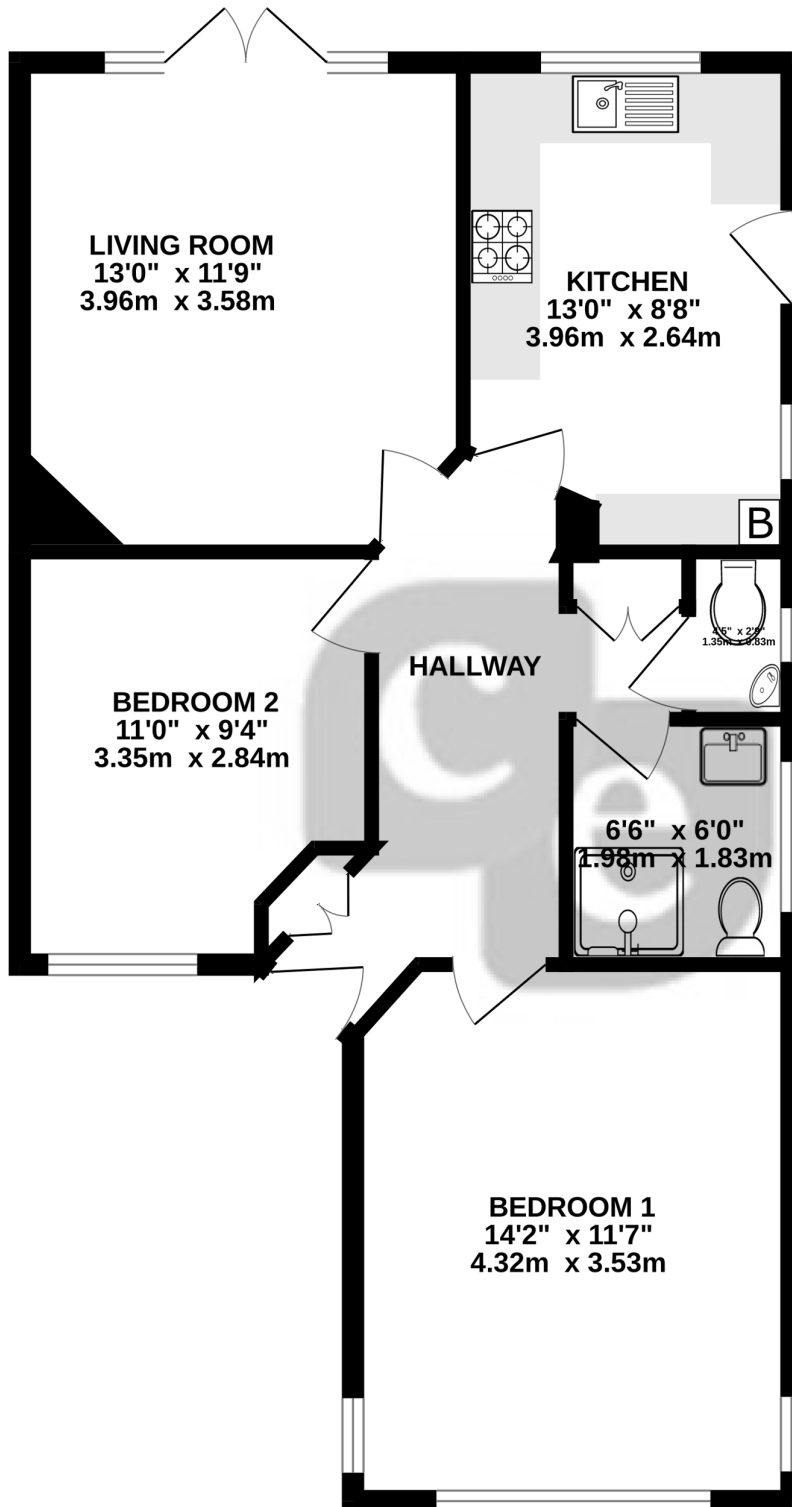
### Rear Garden

Patio leading to mainly laid lawn, side access to front garden via wooden gate, metal storage shed, fence enclosed.



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  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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