

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PN
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

DEANE CROFT ROAD, EASTCOTE, PINNER, HA5 1ST



PRICE....£825,000... FREEHOLD

This well presented and extended 1930's halls adjoining three bedroom semi detached family house (1,306sq.ft/121.4sqm) is located on a quiet and popular road within walking distance of Eastcote town centre with its vast array of shops, restaurants and coffee shops, local bus routes, Eastcote Metropolitan & Piccadilly Tube Stations and within the school catchment areas of Cannon Lane Primary School, Newham Junior School and Pinner High School. The accommodation on the ground floor comprises of two reception rooms, fitted kitchen leading to a conservatory, and guest WC. On the first floor there are three bedrooms and a family bathroom. Outside there is a 24'9ft double length garage own drive with off street parking for two cars, 101ft rear garden with shrub borders, greenhouse and two external store areas. The property also benefits from excellent potential for a rear extension and loft conversion (subject to planning permission).

020 8866 0222













COUNCIL TAX

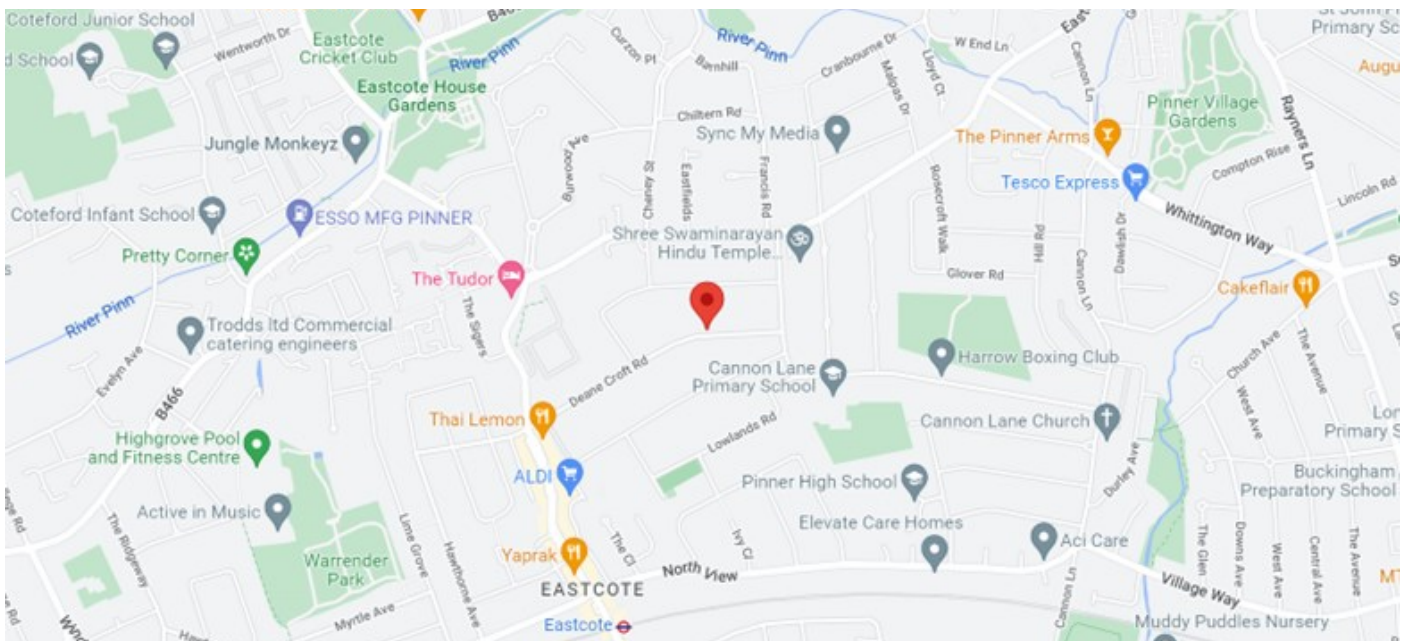
London Borough of Hillingdon - Band F - £2,396.15

LOCAL SCHOOLS

Cannon Lane Primary School - 0.17 Miles
 Newnham Infant & Junior School - 0.63 Miles
 Pinner High School - 0.33 Miles
 Bishop Ramsey Church of England School - 0.75 Miles

LOCAL TRANSPORT

Eastcote Station (Metropolitan/Piccadilly Line) - 0.7 Miles
 Pinner Station (Metropolitan Line) - 1.1 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Deane Croft Road

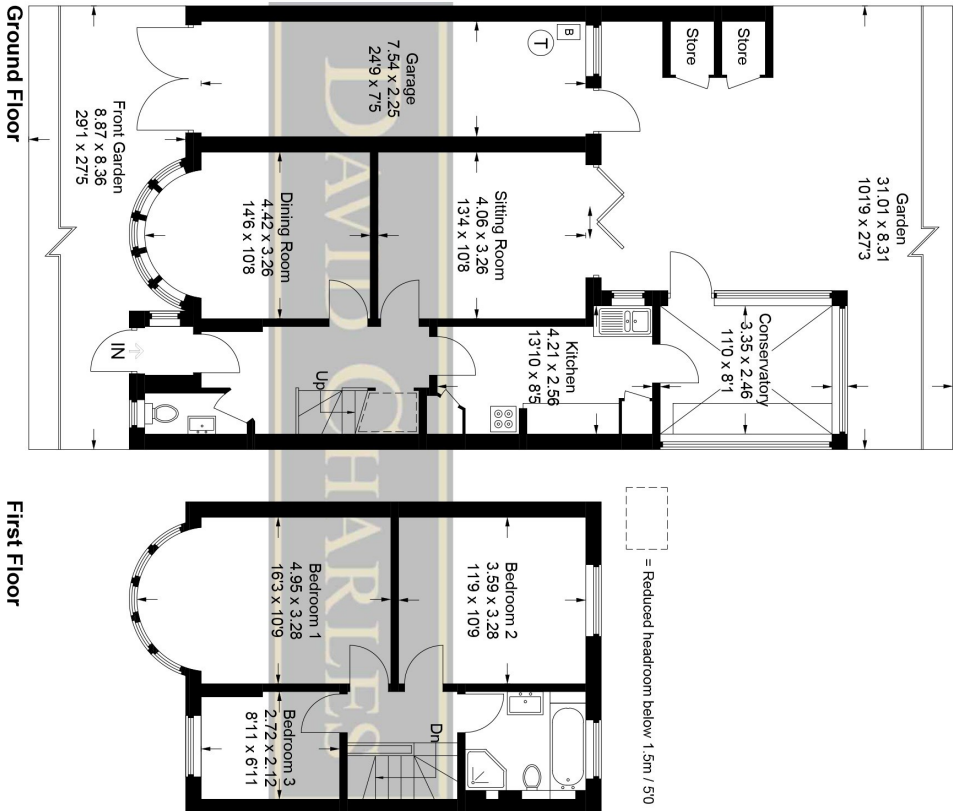
Approximate Gross Internal Area

Ground Floor = 58.2 sq m / 626 sq ft

First Floor = 43.9 sq m / 472 sq ft

Garage / Store = 19.3 sq m / 208 sq ft

Total = 121.4 sq m / 1,306 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.