



**A 3 BEDROOM, 2 BATHROOM BUNGALOW IN A SOUGHT-AFTER LOCATION**

Curzon Place, Pinner, HA5 2TQ



**ENTRANCE HALLWAY • GENEROUS LIVING / DINING ROOM • WELL-EQUIPPED KITCHEN • THREE DOUBLE BEDROOMS • TWO BATH / SHOWER ROOMS • ADDITIONAL WC • SUN ROOM • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING • DOUBLE GARAGE • SCOPE TO EXTEND (STPP)**

### **Description**

A charming three bedroom, two bathroom detached bungalow ideally positioned in a popular, sought-after location close to both Eastcote and Pinner's amenities. This property has been well-maintained throughout and offers great potential with scope to extend (STPP).

The ground floor comprises a spacious entrance hallway allowing access to all the main living areas. There is a generous, light-filled living / dining room with an exposed-brick feature fireplace, an adjoining kitchen that is also accessible via the hallway, three double bedrooms with two benefiting from fitted wardrobes, two bath / shower rooms and an additional, separate WC. Completing the ground floor is a sun room that is linked to one of the bedrooms, and enjoys views of the garden.





Externally this charming home boasts a well-presented, landscaped garden that can be accessed via the sun room or the kitchen. To the front there is a sizeable driveway providing off-street parking and a double garage

### **Location**

Situated off Cheney Street, this property is placed in a popular part of Pinner within easy reach of both Pinner and Eastcote high streets which offer a range of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner Station offers a regular service into London via the Metropolitan Line, with Eastcote Station offering both the Metropolitan Line and Piccadilly Line. There are also a number of local bus routes available.

The area is well served by primary and secondary schooling, recreational facilities, and open spaces including Eastcote House Gardens.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

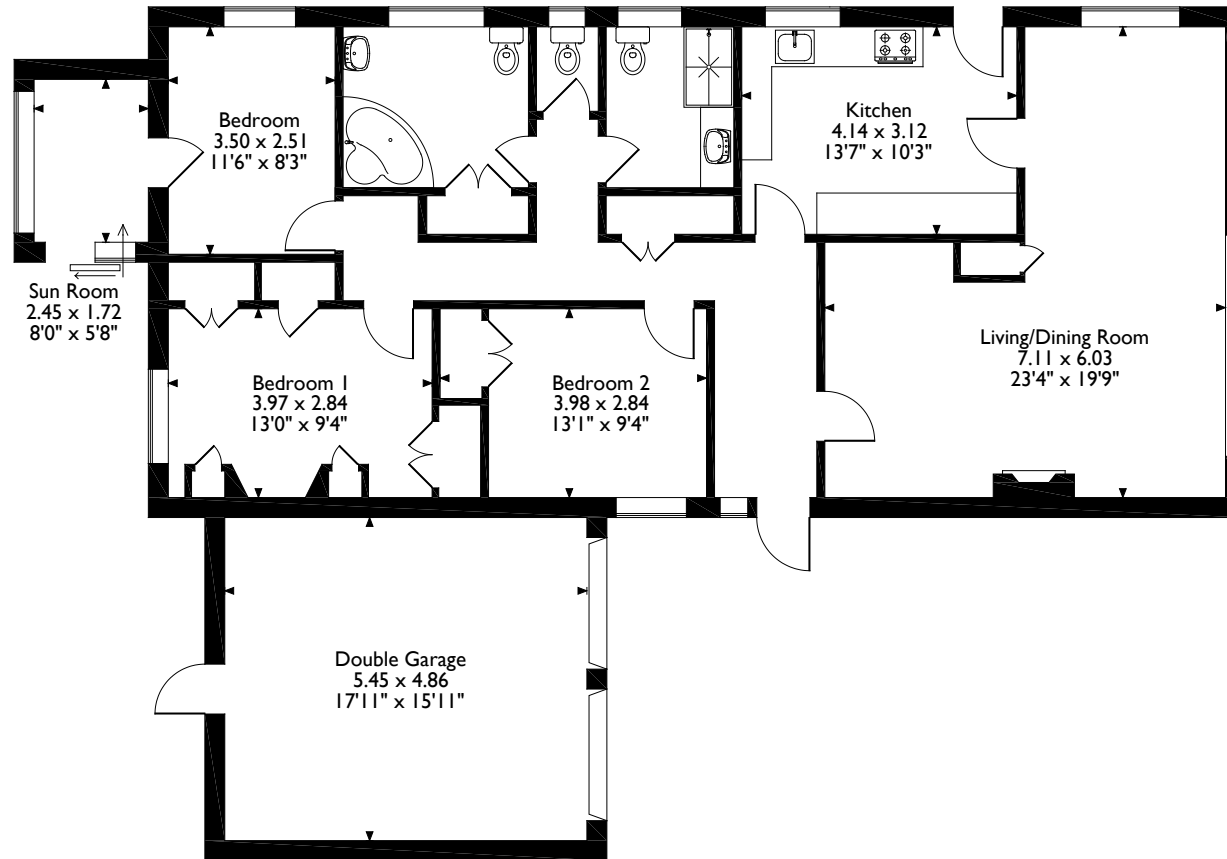
Local Authority: London Borough of Hillingdon

Council Tax: Band F

Energy Efficiency Rating: Band D



Curzon Place, Pinner  
Approximate Gross Internal Area  
Main House = 118 Sq M/1270 Sq Ft  
Double Garage = 26 Sq M/280 Sq Ft  
Total = 144 Sq M/1550 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

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