



  
**Andrew Pearce**  
PINNER

CRESCENT GARDENS, , HA4 8SZ £750,000



A three bedroom 'Rotherham' semi-detached family home located in this highly desirable and sought after location very close to Eastcote High Street.

The property is in need of modernisation and is a 'blank canvas' and presents a great opportunity for the new buyers to create a wonderful family home. The property has excellent extension potential subject to the relevant planning consents.

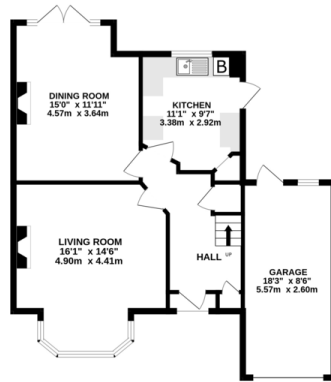
Accommodation comprises; spacious entrance hallway, front aspect reception, rear aspect reception room, kitchen with a range of units at the base and eye level. To the first floor there are three larger than average bedrooms and a bathroom with a separate WC.

Outside is a large rear garden, garage own drive and off-street parking.

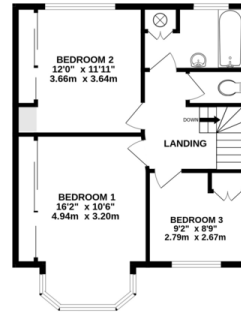
Crescent Gardens is just a short walk from Eastcote High Street with its choice of shops, eateries and bus routes. The station provides direct access into Central London via the Metropolitan and Piccadilly Lines. Within the local area are highly regarded junior schools including Newnham Infant and Cannon Lane as well as the highly coveted Bishop Ramsey Church of England School.



GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas 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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