




Andrew Pearce
PINNER

PAMELA GARDENS, EASTCOTE, PINNER, HA5 2QU



CHAIN FREE - This is a unique chance to buy a beautiful three bedroom detached house in the Art Deco Style on The Eastcote Park Estate. The house has plenty of space and light in every room.

The ground floor has a hallway that leads to a large reception/dining room with windows on both sides and a custom-made kitchen/breakfast room with all the modern appliances you need. There is also a study that can be used as an extra bedroom and a toilet for guests. On the first floor, there are three bedrooms with built-in wardrobes and a stylish family bathroom with four pieces.

The house has a private back garden with trees and a patio where you can relax. You can also access Eastcote House Gardens from the garden. The house comes with a driveway and a garage for parking.

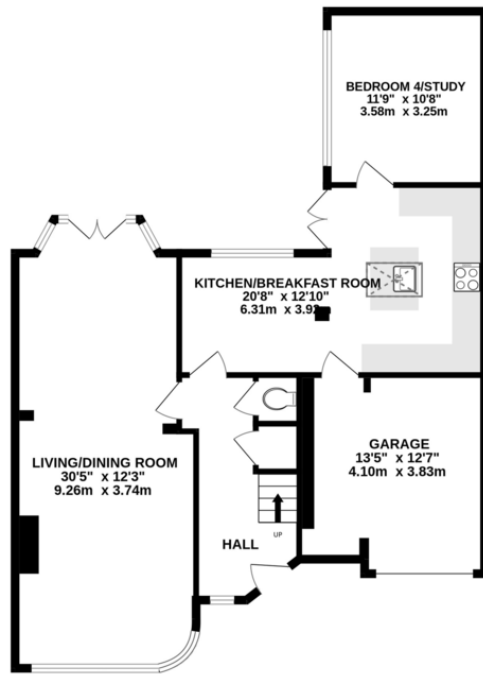
The house is close to Eastcote High Street, where you can find shops, restaurants, cafes and supermarkets. You can also catch buses or trains from Eastcote tube station, which has the Metropolitan and Piccadilly Lines that take you to Central London and beyond quickly and easily.

The area has good schools, parks and recreational facilities for children and families.

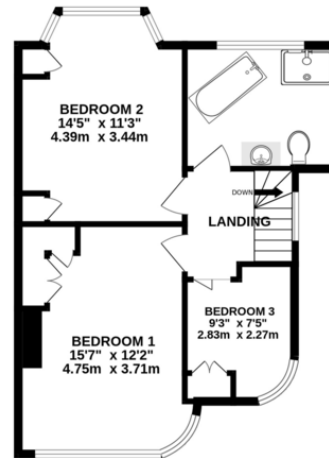


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 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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