



10
ELM AVENUE



Andrew Pearce
PINNER

ELM AVENUE, , HA4 8PD £850,000



Semi Detached

Having been extended using the highest quality materials and totally refurbished to an exceptionally high standard by the current owners the property provides hassle free living with no work required. No expense has been spared.

Accommodation comprises; double glazed front door leading to a storm porch, with doors leading to a very bright and spacious entrance hallway which is a large room in itself and has doors to; downstairs shower room, front aspect reception room with bay windows to the front and a window to the side aspect. To the rear is a 24ft x 18ft kitchen / family room with bifold doors overlooking the rear garden. The bespoke kitchen is very well appointed and fully fitted. Located off of the kitchen is a well-appointed utility room.

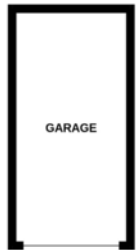
Stairs lead to the first floor landing with doors to four good sized bedrooms and a beautifully family bathroom.

Outside there is a secluded rear garden which is mostly laid to lawn with tree and shrub borders.

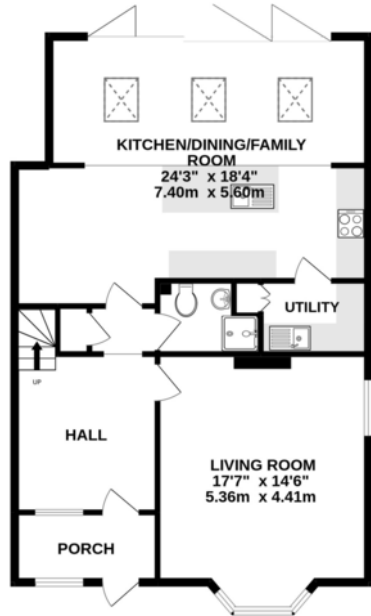
Elm Avenue is close to Eastcote High Street with its array of shops, cafes and restaurants, and Eastcote tube station, (Metropolitan/Piccadilly), with the A40/Western Avenue just a short drive away providing swift access into Central London and the surround Home Counties. For families this property falls within the catchment of the areas highly regarded schools such as Pinner High School.



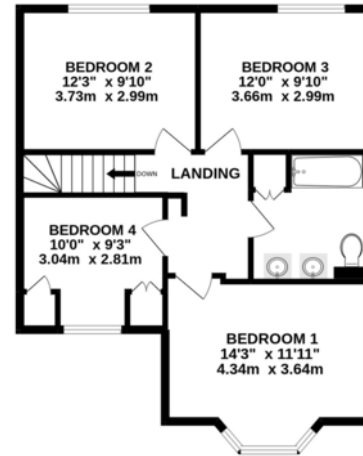
OUTBUILDING
132 sq.ft. (12.3 sq.m.) approx.



GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1654 sq.ft. (153.7 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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