



  
**Andrew Pearce**  
PINNER

WILTSHIRE LANE, PINNER, HA5 2NA

£495,000





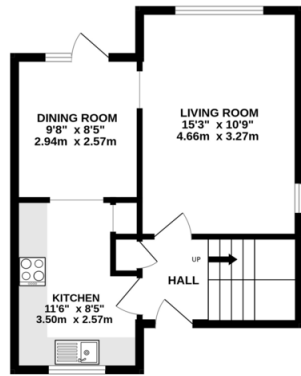
A charming two-bedroom end of terrace house located in the vibrant community of Eastcote. This property is offered without an onward chain, ensuring a smooth and swift transaction for the prospective buyer.

The ground floor features a welcoming entrance hallway, kitchen with eye and base level cabinets, and flows into the dining room which then open ups into the living room. The first-floor houses two double bedrooms and a family bathroom, as well as study. The property boasts gardens at both the front and rear, with the added benefit of side access to the rear garden.

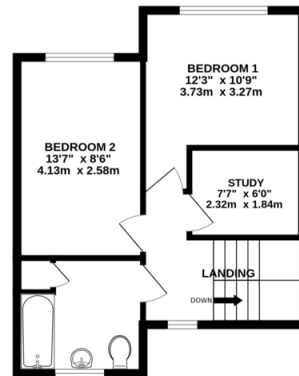
Situated in a highly desirable area, this home is within proximity to a plethora of local amenities at Northwood Hills, Ruislip and Eastcote which included excellent shopping options and transport links via the Metropolitan line and Piccadilly line, offering easy access to the city. For Families, the highly regarded Haydon Secondary school is within walking distance as are a number of local schools that cater for children of all ages, which includes Coteford and Harlyn Primary School and Bishop Ramsey.



GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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