



  
**Andrew Pearce**  
PINNER

NEWNHAM AVENUE, RUILSLIP, HA4 9RN £699,995



I am thrilled to present to you a delightful three-bedroom semi-detached family home that has just hit the market in the charming neighbourhood of Eastcote.

This property has lovely light-filled interiors and a layout that includes a spacious entrance hallway, a through lounge, which leads to a modern kitchen with integrated appliances. The French-doors from the lounge open to well-appointed conservatory, with access to the beautifully maintained rear garden, perfect for those serene afternoons. The large rear garden features a veranda and turfed lawn. It is an oasis of peace. It also benefits from the garage which has electrics. The front of the house features a large driveway with apply parking spaces. Upstairs, the home offers two double bedrooms, a single bedroom all with fitted cupboards, a contemporary modern bathroom, all designed with comfort and style in mind.

The location couldn't be more ideal, situated within walking distance to a plethora of shops, restaurants, and multiple transport links, including the Metropolitan and Piccadilly Line Station for easy access into London. The A40 is also nearby for those who prefer to drive, offering straightforward routes into Central London or further afield.

For families, the property is in the catchment area for the highly regarded Newnham Junior School and close proximity to Pinner High Secondary School as well as other excellent schools.

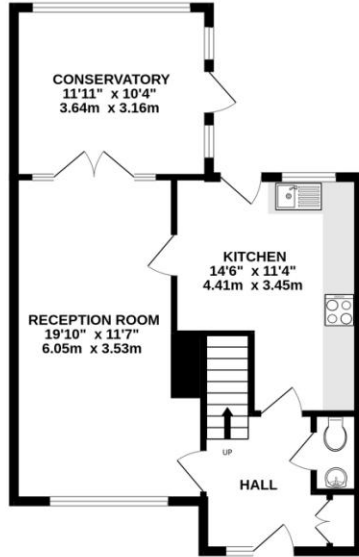


EPC - D  
Council Tax Band - D  
Local Council – Hillingdon Borough

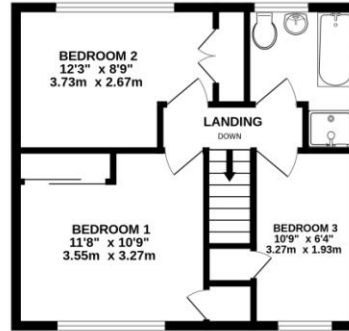
OUTBUILDING  
166 sq ft. (15.3 sq.m.) approx.



GROUND FLOOR  
565 sq ft. (52.3 sq.m.) approx.



1ST FLOOR  
407 sq ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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