



Andrew Pearce
PINNER

BURWOOD AVENUE, , HA5 2RZ **£999,950**



Nestled within the highly sought-after Eastcote Park Estate , this extended four-bedroom family home is well presented throughout.

The ground floor accommodation comprises a storm porch, an entrance hallway, a front aspect reception room, and an extended rear reception room that opens to the spacious kitchen/breakfast room. The kitchen is fitted with eye and base level units and features a breakfast bar with worktops. Completing the ground floor is a guest WC.

On the first floor, there are three good-sized bedrooms and a family bathroom.

Stairs lead to the second floor, where you'll find a spacious bedroom with fantastic storage space. There's also potential (STPP) to add an en-suite shower room.

The beautiful rear garden enjoys sun throughout the day, making it ideal for entertaining. Additionally, there's a garden shed with power.

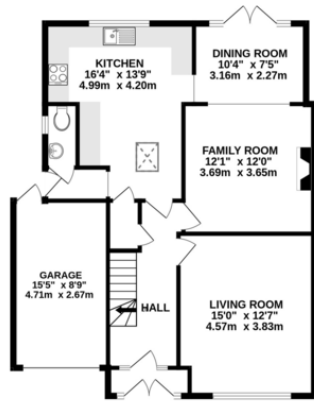
Furthermore, the property boasts a garage with power & light, and a driveway provides off-street parking at the front.

Burwood Avenue forms part of the sought-after Eastcote Park Estate, perfectly positioned for access to Pinner and Eastcote's shops and schools

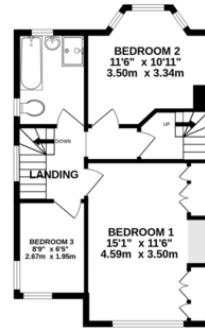
- Great location in the desirable Eastcote Park Estate
- Walking distance to Eastcote & Pinner
- Lots of off street parking
- Potential for further extensions, STPP.



GROUND FLOOR
877 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 1558 sq.ft. (144.8 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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