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FOR SALE
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Andrew Pearce
PINNER

THE CLOSE, EASTCOTE, PINNER, HA5 1PH



A newly refurbished family home in a sought-after location, just a stone's throw from Eastcote Station. This chain-free property is ready for immediate move-in.

The home has been tastefully refurbished throughout, featuring a new boiler, rewiring, new carpets, a new bathroom, and fresh decor. Ideal for buyers looking for a move-in-ready home, it also offers fantastic potential for extension, subject to the relevant planning consents.

Accommodation includes:

- Entrance hallway
- Guest WC
- Double aspect through lounge
- Fitted kitchen

First Floor:

- Three double bedrooms (two with fitted wardrobes)
- Newly fitted bathroom with separate WC

Outside:

- Large rear garden (approximately 150ft)
- Off-street parking
- Integral garage at the front

Located in a cul-de-sac, this home is moments away from the bustling shopping amenities and excellent transport links of Eastcote. Perfect for investors, families, or first-time buyers, this home offers both comfort and convenience.

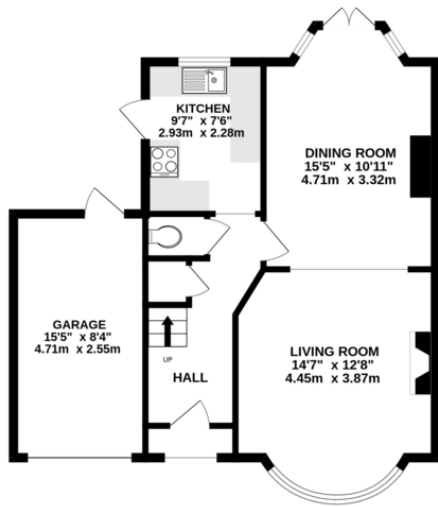


Eastcote Station, serving the Piccadilly and Metropolitan lines, provides quick access to central London in just thirty minutes, making your daily commute a breeze. For those who prefer to travel by car, the A40, M40, and M25 are easily accessible. The neighbourhood is synonymous with prestigious living, with vibrant shops and delightful restaurants at your doorstep.

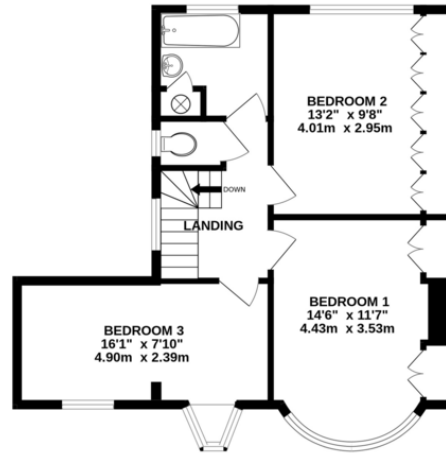
Families will appreciate the proximity to highly regarded schools, including Newnham and Field End Infant and Junior Schools, and the outstanding Ofsted-rated Pinner High and Cannon Lane schools, all within walking distance.

This enviable location promises a lifestyle of ease and accessibility, allowing you to enjoy the best that Eastcote and Pinner have to offer.

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 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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