




Andrew Pearce
PINNER

EAST TOWERS, , HA5 1TN £775,000



This charming 3-bedroom semi-detached house is ideally located in a sought-after area, just moments from local schools, shops, and transport links, making it the perfect home for a growing family.

Ground Floor: As you enter the property, you're greeted by a spacious entrance hallway that leads to the heart of the home. The reception room, with its large front-facing window, is flooded with natural light. Adjacent to this is the lounge, with sliding doors that open out to a conservatory which is bathed in light and offers a perfect space for relaxing or enjoying views of the rear garden as well as the added benefit of underfloor heating. The fitted kitchen is well-equipped with ample storage space, offering a practical and functional layout. The ground floor also has a downstairs WC.

First Floor: Upstairs, there are two generously sized double bedrooms, both benefit from built-in wardrobes for additional storage. A well-proportioned single bedroom is ideal for a child's room, guest bedroom, or home office. The family bathroom is modern and well-appointed, while the separate W.C. adds convenience for busy mornings or family use.

Exterior: The property boasts a private rear garden, perfect for outdoor enjoyment, with mature trees offering privacy and a peaceful setting. The level lawn and patio area provide plenty of space for children to play or for al fresco dining during the warmer months.

To the front, there is off-street parking for at least two vehicles, along with access to the garage via a shared driveway.

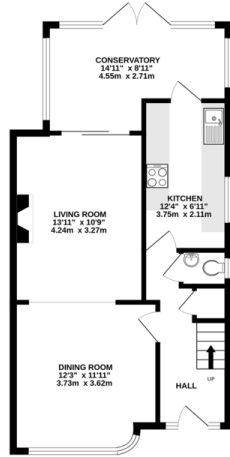
Location: East Towers is superbly located within easy reach of both Pinner and Eastcote High Streets, offering a wide range of shops, cafes, and restaurants. For those commuting into Central London, both locations are well-served by underground stations, providing quick and direct access to the city. The property is also within walking distance of popular local schools, including Cannon Lane Primary School and Pinner High School, making it an ideal choice for families.

This property combines practicality, comfort, and an excellent location.

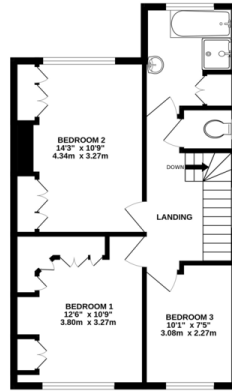
OUTBUILDING
588 sq. ft. (54.4 sq. m.) approx.



GROUND FLOOR
872 sq. ft. (80.7 sq. m.) approx.



1ST FLOOR
513 sq. ft. (47.6 sq. m.) approx.



TOTAL FLOOR AREA: 1273 sq. ft. (118.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas 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 specifications shown here are not shown limited and no guarantee as to their operability or efficiency can be given.
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