



LAWRENCE RAND

Azalea Walk, Pinner

In Excess of £650,000

KEY FEATURES:

- Town House
- Three/ Four Bedrooms
- Garage
- Off Street Parking
- Double glazed windows
- Close to local amenities
- No upper chain
- Two Reception rooms

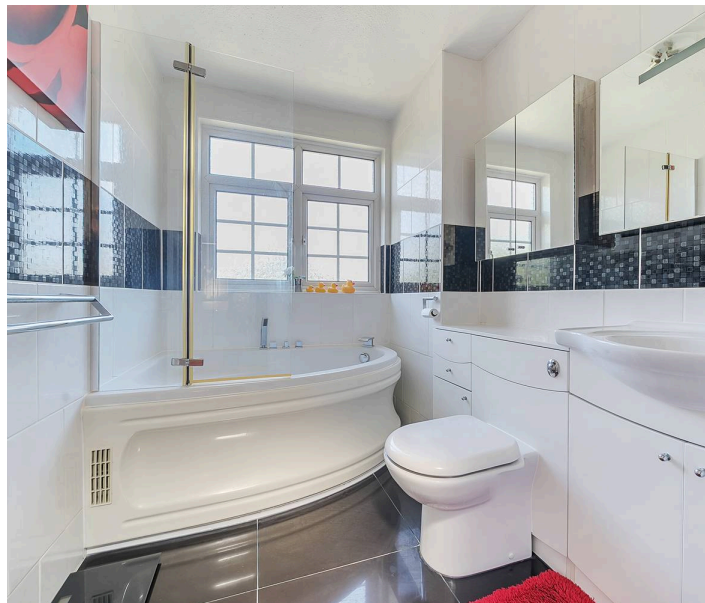
This Three/Four bedroom townhouse offers an exceptional living environment, ideally positioned on a peaceful residential road in Eastcote just moments from the vibrant high street and excellent transport links with no onward chain.

The property opens with a welcoming entrance hallway that sets the tone for the rest of the home. To the front, a Dining room or fourth bedroom benefits from its own en suite shower room and wc, making it perfect for guests, home working, or multigenerational living. The heart of the home is the spacious double aspect reception room with a large balcony, the reception room flows seamlessly into the fitted kitchen. The kitchen features a full range of eye and base level units, with integrated appliances.

Upstairs, you'll find three generously sized bedrooms, each thoughtfully designed for comfort, along with a well-appointed family bathroom.

Outside, the rear garden is a real highlight a secluded and well-maintained space, ideal for relaxing or entertaining. The property also benefits from residents' parking and a garage.

Azalea Walk is a quiet no-through road, perfectly positioned just off Eastcote Road and a short walk from Eastcote High Street, where you'll find a selection of independent shops, cafés, restaurants,



Azalea Walk is a quiet no-through road, perfectly positioned just off Eastcote Road and a short walk from Eastcote High Street, where you'll find a selection of independent shops, cafés, restaurants, and supermarkets. Eastcote, Ruislip Manor, and Ruislip stations (Metropolitan & Piccadilly lines) provide swift access into the City and West End, while West Ruislip (Central & Chiltern lines) is just a short drive away. For motorists, the A40, M40, and M25 are all easily accessible.

Families are well catered for with a range of highly regarded local schools including Coteford Infant and Junior Schools, Haydon Secondary School, and Bishop Ramsey C of E School. The property also lies within the outer catchment for Watford Grammar Schools and is within easy reach of several prestigious independent schools such as North London Collegiate, Merchant Taylors', Haberdashers' Aske's, and St Helen's School for Girls.

Verified Material Information:

Energy Performance rating:

Council tax band: F

Local Authority: London Borough of Hillingdon

EPC Energy Efficiency Rating: C

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent





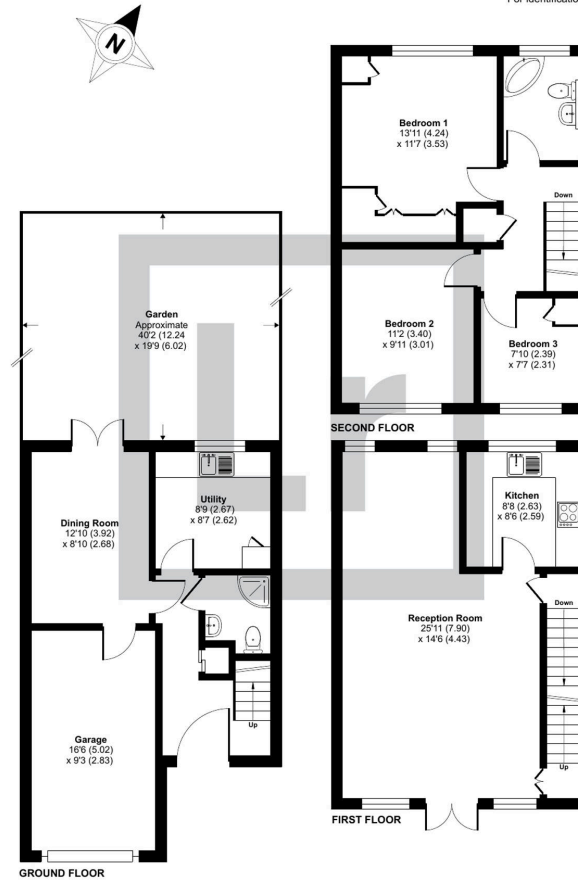
Azalea Walk, Pinner, HA5

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1389 sq ft / 129 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1336602

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Info@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.