



**A CHARACTER THREE BEDROOM GRADE II LISTED FAMILY HOME WITH NO
ONWARD CHAIN**

High Road Eastcote, Pinner, HA5 2ER

ROBSONS

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**Reception Room • Dining Room • Kitchen •
Three Bedrooms • Family Bathroom • Rear
Garden • No Onward Chain • Requires
Modernisation**

Description

A charming three-bedroom Grade II listed family home, offered with the benefit of no onward chain and conveniently located close to both Eastcote and Pinner amenities. This property presents an excellent opportunity for modernisation and offers versatile family living.

On the ground floor, a hallway leads to a front-aspect reception room, featuring oak-beamed ceilings and a feature fireplace, which flows seamlessly into a dining room with French doors opening onto the garden. The kitchen, accessible via the dining room, includes fitted units and provides space for freestanding appliances.

Upstairs, there are three well-proportioned bedrooms, one of which benefits from fitted wardrobes, alongside a family bathroom.





The rear garden is predominantly laid to lawn, bordered by mature shrubs, with a patio area, a summer house, and an outside WC, creating a delightful outdoor space for family life and entertaining.

This property represents a fantastic opportunity to create a modern family home in a sought-after location.

Location

Situated off Eastcote Road, this property is within easy reach of Ruislip, Eastcote and Pinner high streets, all of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport links nearby with the Metropolitan and Piccadilly Line available at Eastcote and Ruislip stations. The area is well served by local primary and secondary schooling with the highly regarded Bishop Ramsey School close by, and there are plenty of children's play areas and recreational facilities in the area including Highgrove Woods and Eastcote House Gardens.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

Energy Efficiency Rating: E

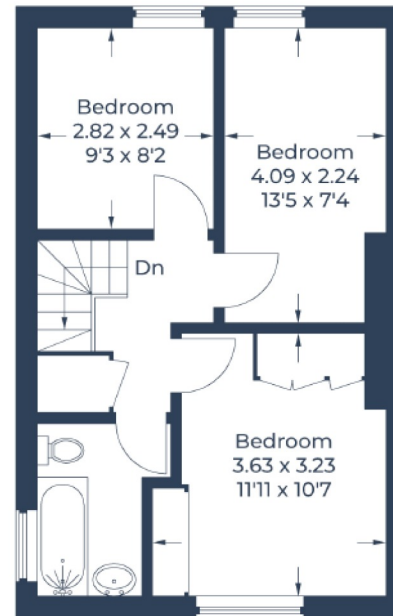
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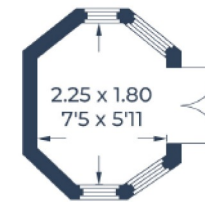
Approximate Gross Internal Area
 Ground Floor = 33.6 sq m / 362 sq ft
 First Floor = 38.3 sq m / 412 sq ft
 Outbuildings = 6.5 sq m / 70 sq ft
 Total = 78.4 sq m / 844 sq ft (Excluding Shed)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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ROBSONS

1 High Street, Pinner HA5 5PJ
 Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com

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