



Abbotsbury Gardens, Pinner

£850,000 Freehold

This attractive three-bedroom semi-detached family home has been thoughtfully enhanced to combine modern living with practical family space, all within easy walking distance of Eastcote Station. The ground floor boasts a stylish extended kitchen/diner, perfect for entertaining, alongside a useful utility room and an additional shower room. Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom, finished to a high standard. Externally, the property benefits from a private driveway leading to the garage, providing ample parking and storage. Perfectly positioned for commuters and families alike, this home represents an excellent opportunity to acquire a property in a highly convenient and sought-after location.

**EPC Rating: D
Council Tax Band: F**

• Semi Detached Family Home • Three Bedrooms • Extended Kitchen/Diner • Utility Room • Additional Ground Floor Shower Room • Contemporary Styled Family Bathroom • Garage With Private Driveway • Walking Distance To Eastcote Station



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FURTHER DETAILS

The accommodation comprises of an entrance hall, front facing reception room, open plan kitchen/diner, utility room and ground floor shower room. To the first floor there are three bedrooms and a family bathroom. Outside there is a private driveway leading to the garage and a garden to the rear.

LOCATION

Abbotsbury Gardens is ideally situated in Eastcote, on the border with Pinner, and is within easy reach of several highly regarded schools, including Cannon Lane Primary School. Just a short distance away, Eastcote High Street offers a wide selection of shops, restaurants, and cafés, while Eastcote Station (Metropolitan & Piccadilly lines) provides swift and reliable links into Central London and the City.

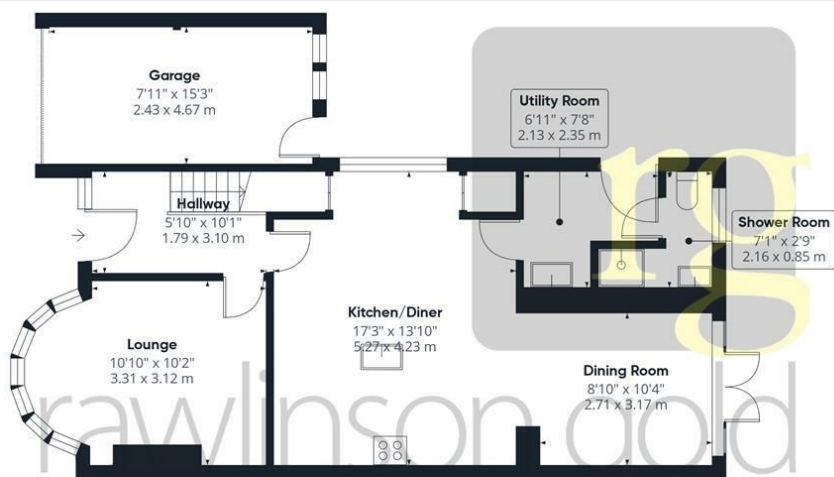
CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk

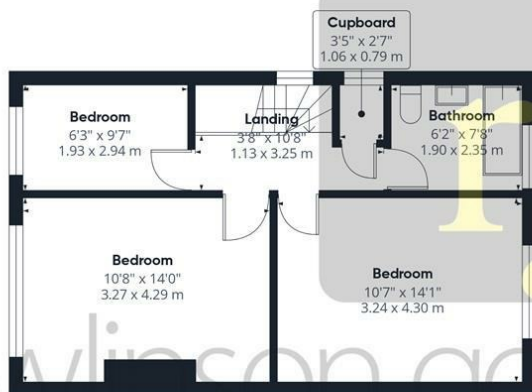
FREE MARKET APPRAISAL

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on harrow@rawlinsongold.co.uk.





Ground Floor



Floor 1

Approximate total area^m
1200 ft²
111.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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