



Extremely spacious and well-presented family home.

3 Hawlands Drive, Pinner, Middlesex, HA5 1NT

Freehold



Extended living accommodation • Cul-de-sac location • Off street parking • Further extension potential (subject to planning) • Secluded rear garden • Home office

Local information

Ideally situated approximately 0.7 miles away from Eastcote Underground Station and about 0.9 miles away from Rayners Lane Underground Station (Both Metropolitan and Piccadilly Line).

Eastcote offers a wide range of shops and restaurants, and is ideally located for a range of both primary and secondary schools.

About this property

A vastly extended, bright and spacious four bedroom family home situated 0.7 miles away from Eastcote Underground station and town centre.

The property is accessed via a storm porch that leads in turn to the entrance hallway. There is a separate dining room to the front of the property with attractive wooden flooring and picture rails, typical of the period. Adjoining this room is the sitting room that leads onto an extended conservatory that could be used as a family room with views and double doors providing access to the garden. The kitchen/ breakfast room is separate with large island unit. The base and wall units are in a white gloss with contrasting dark work surfaces. There is a useful store room/utility room located off the kitchen and a home office situated to the front of the property. To the rear of the house is an extremely spacious ground floor bedroom next to a shower room. These rooms are ideal to be used for any buyers with elderly family members or

reduced mobility. The bedroom has built in wardrobes and views onto the garden. The shower room is of great size designed in a contemporary style with large shower unit, fully tiled walls and floors, wall hung WC and basin.

To the first floor and bright and spacious landing provides access to the bedrooms and family shower room. Bedroom one are both of great size with bedroom one having the added benefit of a large built in wardrobe. There is a separate WC off the landing with basin.

To the rear is the secluded rear garden that is mainly laid to lawn and benefits from being re-fenced lately.

To the front is a block paved driveway providing off street parking for multiple cars.

Tenure

Freehold

Local Authority

London Borough of Harrow

EPC rating = D

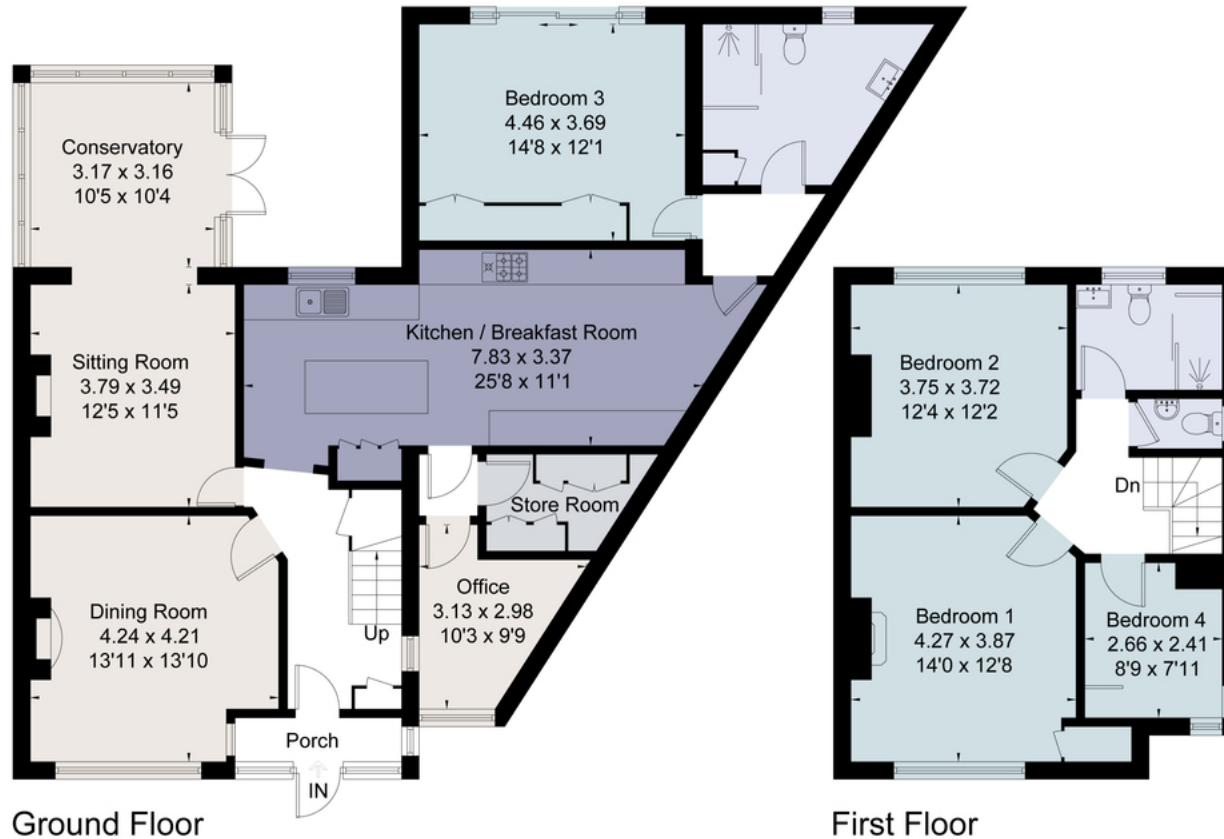
Viewing

Strictly by appointment with Savills





Approximate Area = 174.7 sq m / 1880 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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