



LAWRENCE RAND

Azalea Walk, Pinner
£725,000

KEY FEATURES:

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

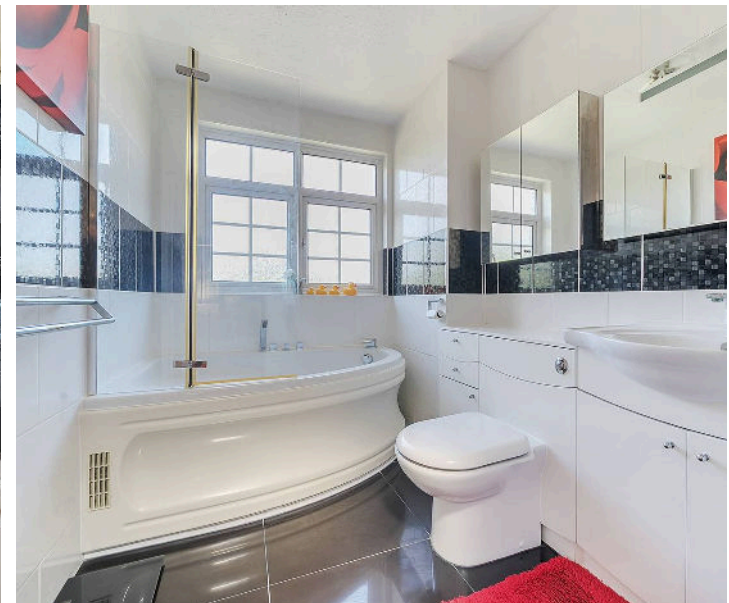
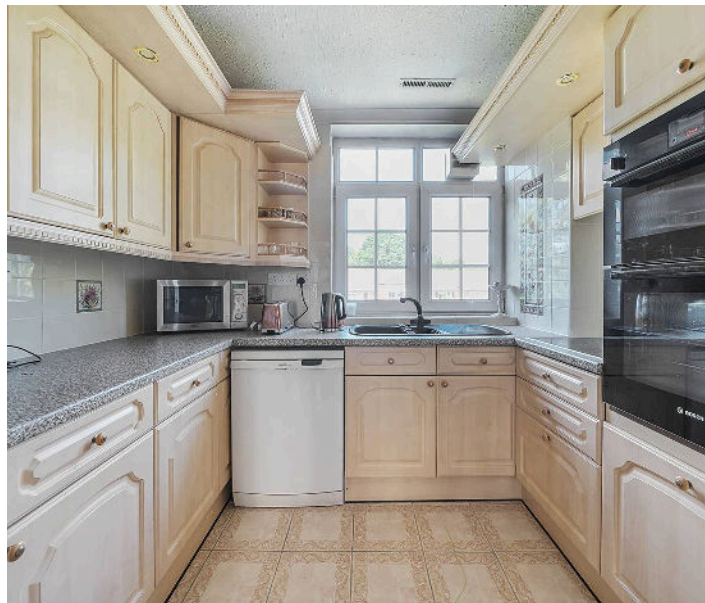
Chain free

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.

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, Good sized garden. 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, 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.

Close to 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

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

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





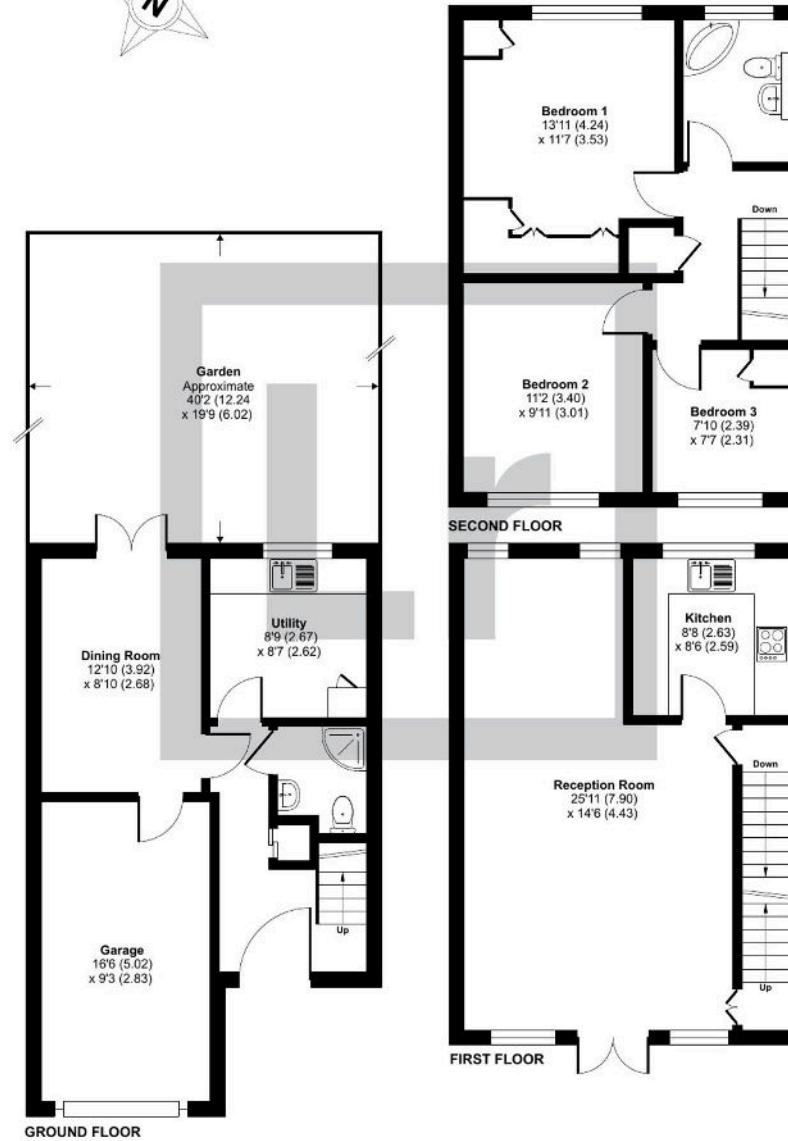
Azalea Walk, Pinner, HA5

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





Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/