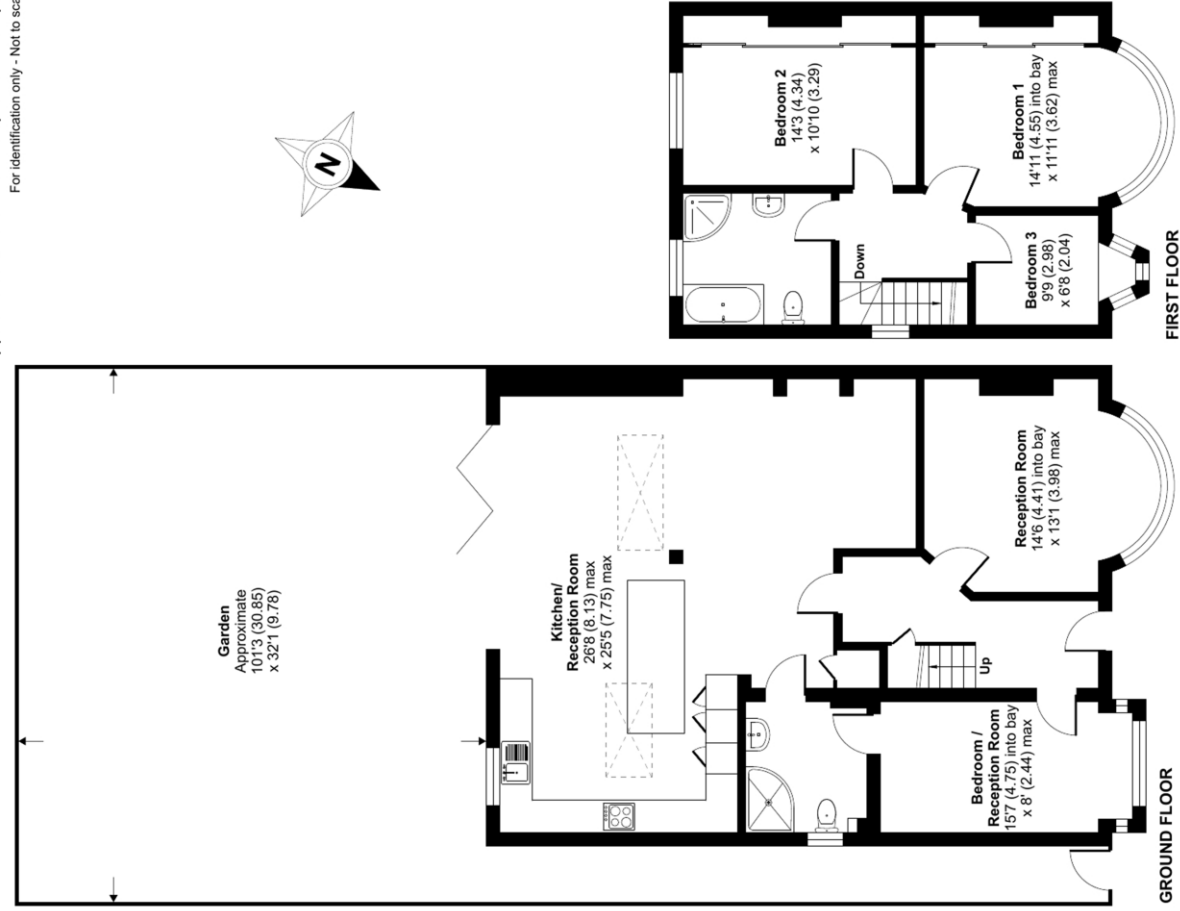




**Abbotsbury Gardens, Pinner, HA5**

Approximate Area = 1566 sq ft / 145.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating Information Property Measurement Standards (IPMS Residential). © nclhocom 2025. Produced for Rawlinson Gold. REF: 1246065

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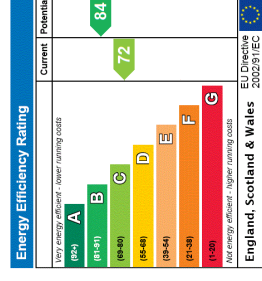
Pinner Office Sales & Lettings  
 13 Bridge Street, Pinner,

HA5 3HR

T: 020 8866 2300

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**Important Notice**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rawlinson Gold.

## Key Features & Description

- Semi Detached House
- 3/4 Bedrooms
- 2 Modern Bathrooms
- Modern Open Plan Kitchen / Breakfast Room
- Reception Room
- Bedroom/Reception Room
- 100' Gardens
- Parking for 3 Cars on Driveway

A beautifully presented three/four bedroom semi detached family home set on this popular residential side road very close to Eastcote's shops and Metropolitan/Piccadilly Station. The ground has been extended into garage and extended across the rear. The property offers two separate reception rooms ( one could be used as a additional bedroom), open plan kitchen / breakfast room, off street parking for numerous cars, a good sized rear garden. The property is 0.5 miles away from Eastcote High Street and station (Metropolitan & Piccadilly Line), 0.2 miles away from Cannon Lane Primary School and within the catchment of Pinner High School.

