



Armstrong Close, Pinner, HA5 2LA  
£450,000





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NO UPPER CHAIN. Gibson Honey are delighted to present to the market this spacious and well proportioned three bedroom terraced home in need of modernisation. The property briefly comprises: good size living room, fitted kitchen, bathroom, spacious master bedroom, ample storage space, and private rear garden. The property benefits from gas central heating and double glazed windows throughout. Superbly located between Old Eastcote, Pinner Village and Ruislip High Street with their variety of shops, including Waitrose Supermarket, Tesco Supermarket and numerous restaurants, pizza outlets and coffee bars. The Metropolitan/Piccadilly line station based at both Eastcote and Ruislip offers swift and regular connections to Baker Street and the City whilst for families there are a number of highly regarded schools in the area. The property is also located within walking distance from local parks, woodland trails and Highgrove Leisure Centre.



### ENTRANCE HALL

Front aspect door, storage cupboard housing meters, radiator, stairs to first floor landing, doors to.

### LIVING ROOM

Rear aspect double glazed leaded light door, rear aspect double glazed leaded light window, electric fireplace, radiator x 2.

### KITCHEN

Front aspect double glazed leaded light window, part tiled walls, fitted oven, 4 gas ring hob with extractor hood, sink with drainer, wall mounted boiler.

### BEDROOM ONE

Front aspect double glazed windows with leaded light x 2, radiator.

### BEDROOM TWO

Rear aspect double glazed leaded light windows x 2, radiator.

### BEDROOM THREE

Rear aspect double glazed leaded light windows x 2.

### BATHROOM

Pannell enclosed bath tub with mixer taps, wall mounted wash hand basin with mixer taps, part tiled walls, hatch to loft space.

### COUNCIL TAX

London Borough of Hillingdon -  
Band D - £1,952.38

N.B. WE RECOMMEND YOUR  
SOLICITOR VERIFIES THIS  
BEFORE EXCHANGE OF  
CONTRACTS.

### DISTANCE TO STATIONS

Ruislip Manor (0.9 Miles) -  
Metropolitan/Piccadilly  
Eastcote Station (0.9 Miles) -  
Central/Chiltern Railways  
Northwood Hills (1.0 Mile) -  
Metropolitan



92 High Street, Ruislip, Middlesex, HA4 8LS

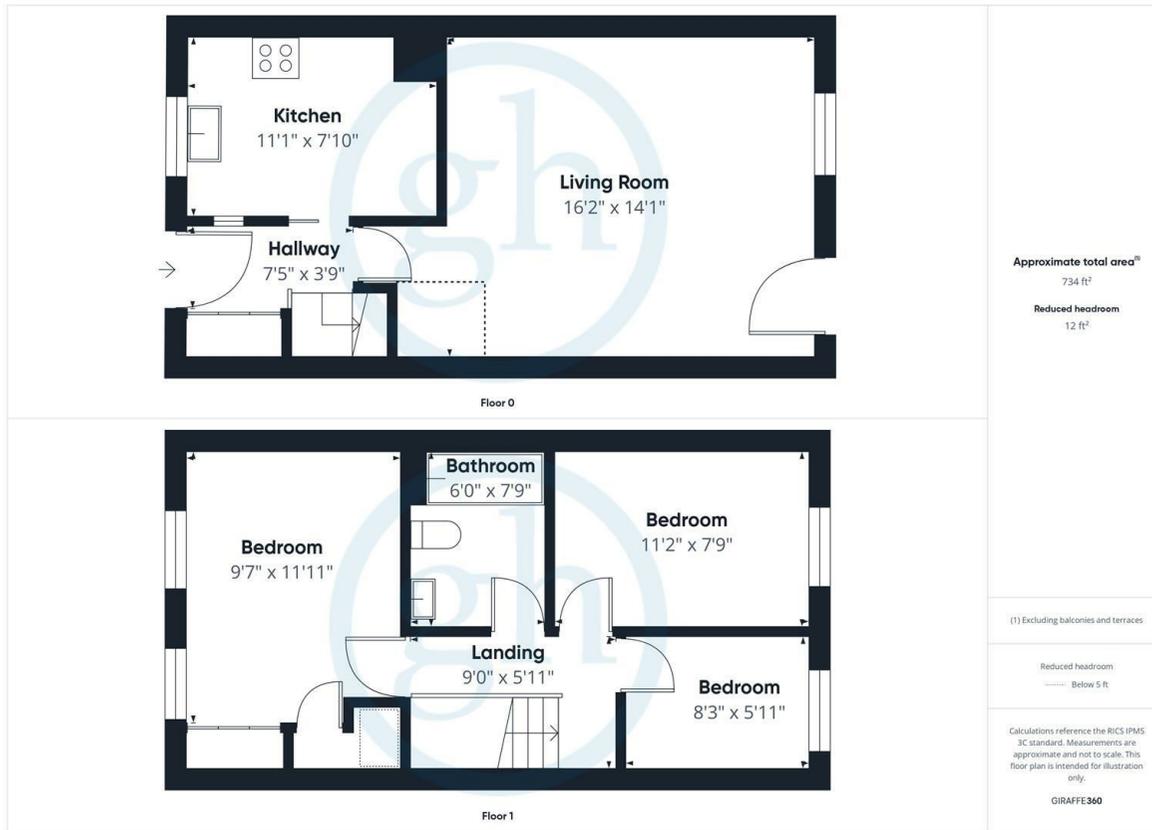
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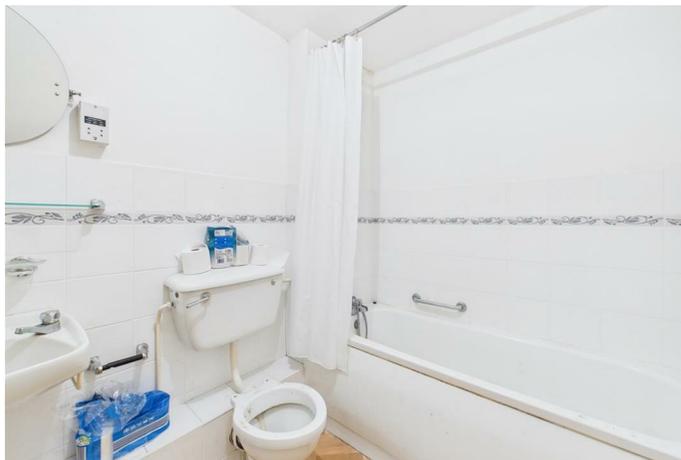
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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