

# DAVID CHARLES

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## **NOWER HILL, PINNER VILLAGE, MIDDLESEX, HA5 5QR**



**PRICE....£1,395,000....FREEHOLD**

This modern four bedroom detached house (2270 Sq Ft/211 Sq M) is presented in excellent order throughout and is ideally located next to Took Green in the heart of Pinner Village within minutes' walk of the boutique shops, restaurants, supermarkets, and the Metropolitan line train station. (Baker Street within 25 minutes). The spacious and well laid out accommodation includes a 25' x 17' living/dining room, a separate study, guest cloakroom and a high end kitchen/breakfast room with granite worktops and Bosch appliances. The 18' master bedroom benefits from a balcony and offers attractive views over Tooks Green to the side and surrounding gardens. There are three further double bedrooms and two bathrooms (one en-suite). Outside there is an 80' landscaped rear garden and a double garage with own drive providing off street parking for four cars.

**020 8866 0222**























## COUNCIL TAX

London Borough of Harrow - Band G - £3,270.60

## LOCAL SCHOOLS

St John Fisher Catholic Primary School - 0.34 Miles

West Lodge Primary School - 0.59 Miles

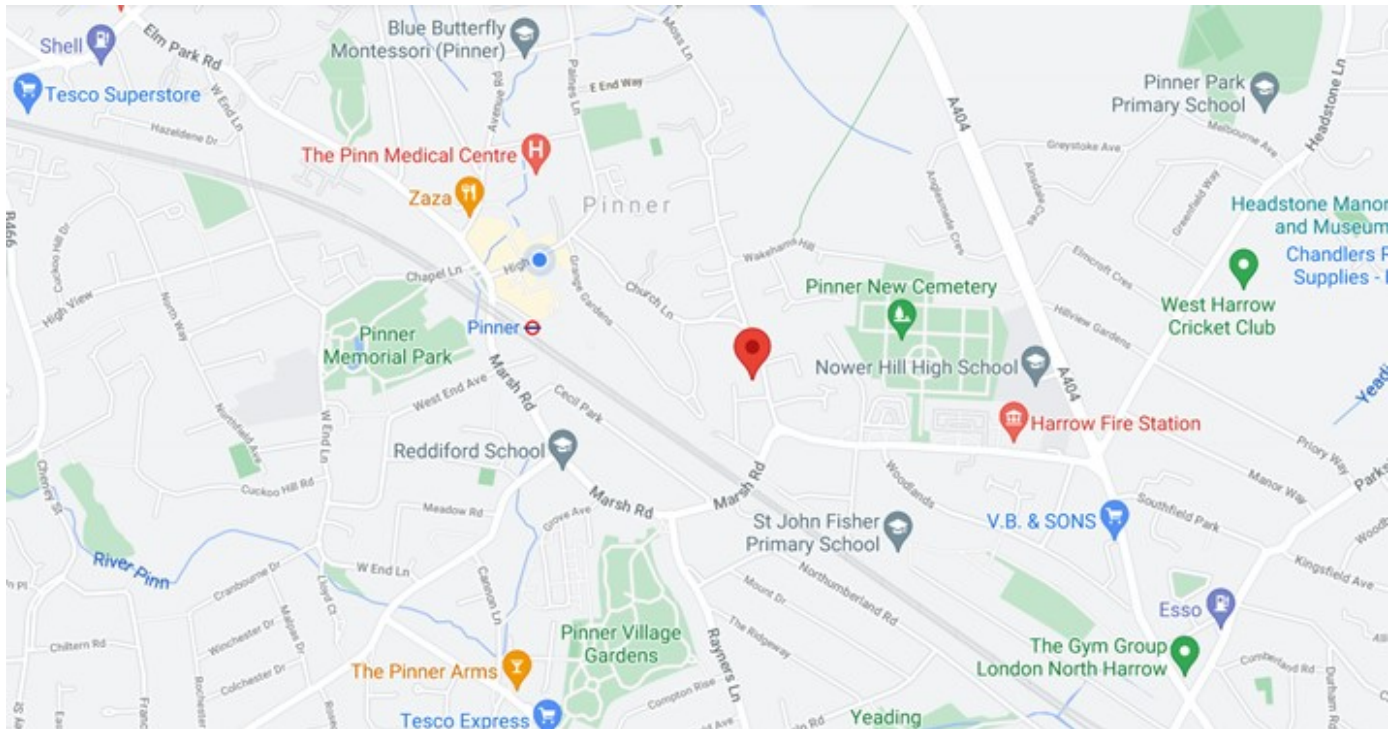
Nower Hill High School - 0.4 Miles

Pinner High School - 1.1 Miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.5 Miles

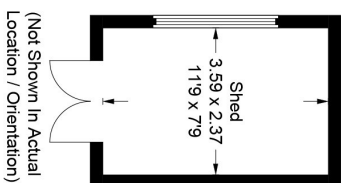
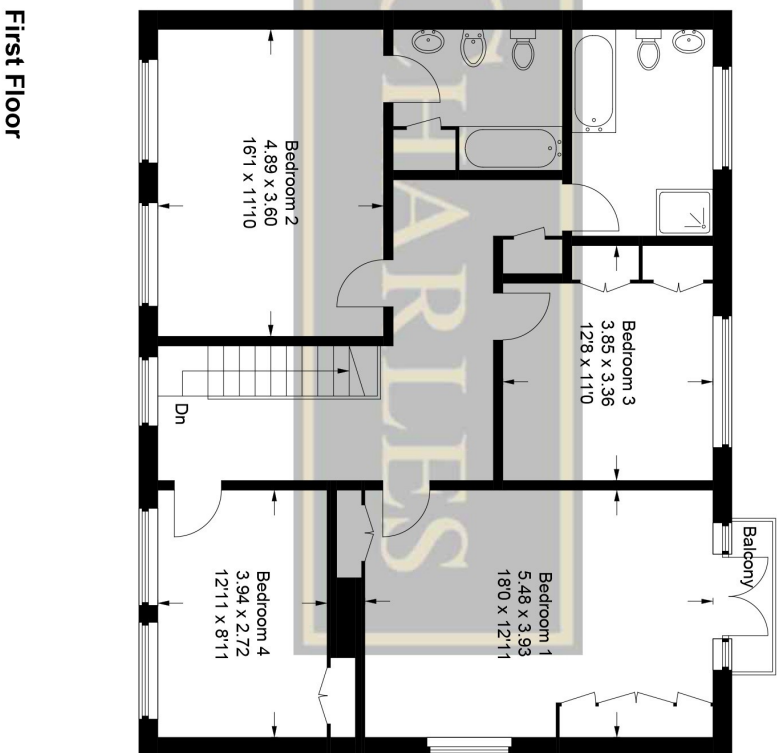
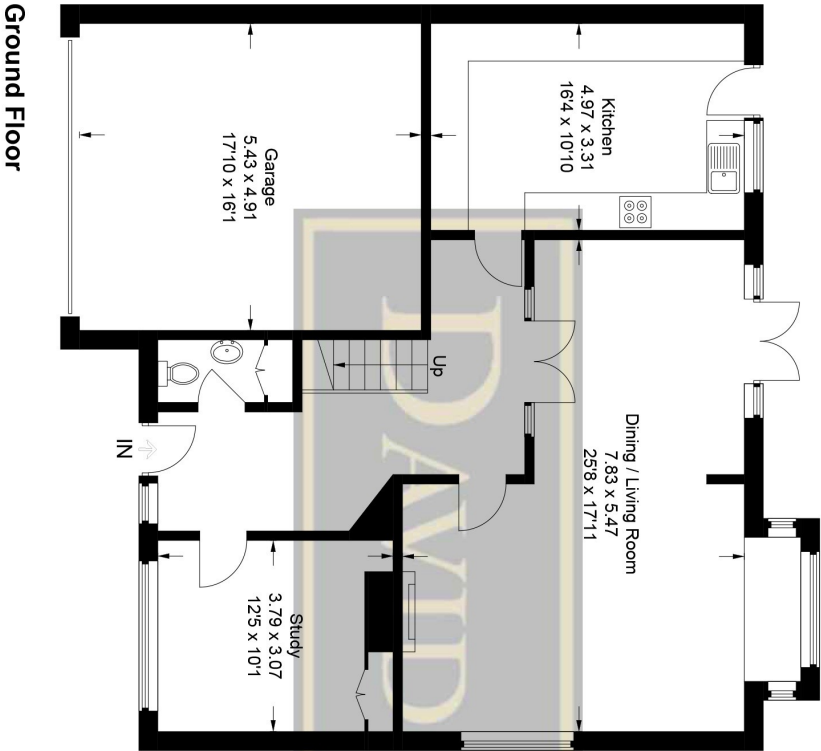
North Harrow Station (Metropolitan Line) - 0.8 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Nower Hill

Approximate Gross Internal Area  
 Ground Floor = 84.1 sq m / 905 sq ft  
 First Floor = 100.2 sq m / 1,078 sq ft  
 Garage = 26.7 sq m / 287 sq ft  
 Shed = 8.5 sq m / 91 sq ft  
 Total = 219.5 sq m / 2,361 sq ft



**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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