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ROWLANDS AVENUE, HATCH END, MIDDLESEX, HA5 4AP



GUIDE PRICE....£1,499,000....FREEHOLD

The property is a unique four/five bedroom detached family is filled with natural light, with the character and charm of a cottage, yet it is built in the 1930's. It is totally secluded from the road and is approached via electric gates leading to a deep front garden with gravel driveway and a double garage. The front has an attractive veranda leading to the main house with the accommodation including an open plan living/dining room with wood flooring and a feature fireplace. There is a separate morning room, a study/library and an eat in kitchen. The master bedroom has a double aspect and there are three further bedrooms with bedroom four being two connected rooms. The bathroom has a walk on balcony overlooking the landscaped rear garden.

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COUNCIL TAX

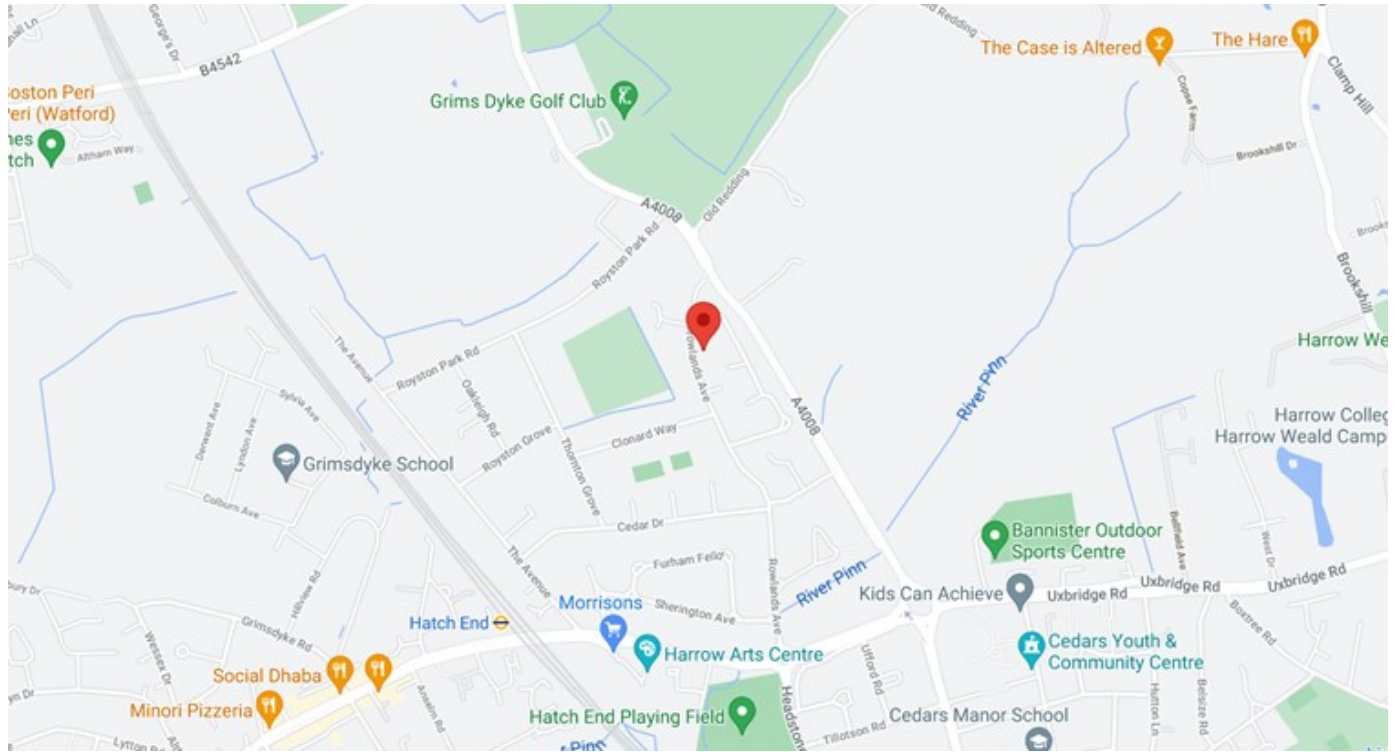
London Borough of Harrow - Band G - £3,270.60

LOCAL SCHOOLS

Grimsdyke School - 0.62 Miles
St Teresa's Catholic Primary School & Nursery - 0.71 Miles
Hatch End High School - 0.6 Miles
Bentley Wood High School - 1.29 Miles

LOCAL TRANSPORT

Hatch End Station - 0.8 Miles
Pinner Tube Station (Metropolitan Line) - 2.3 Miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Rowlands Avenue

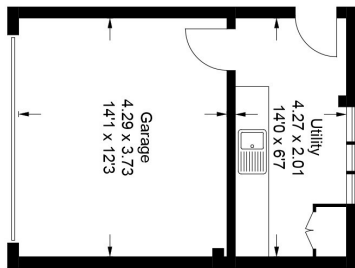
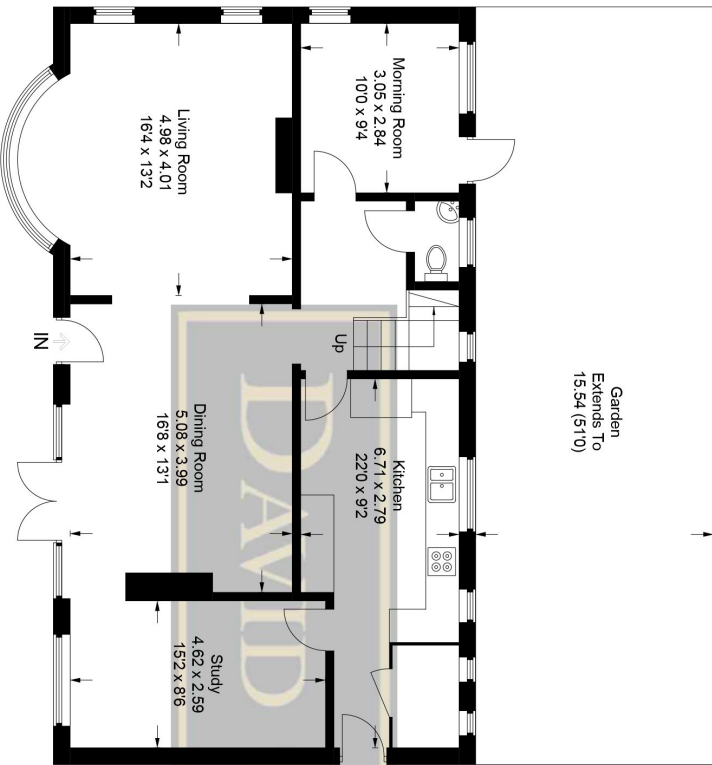
Approximate Gross Internal Area

Ground Floor = 94.4 sq m / 1,016 sq ft

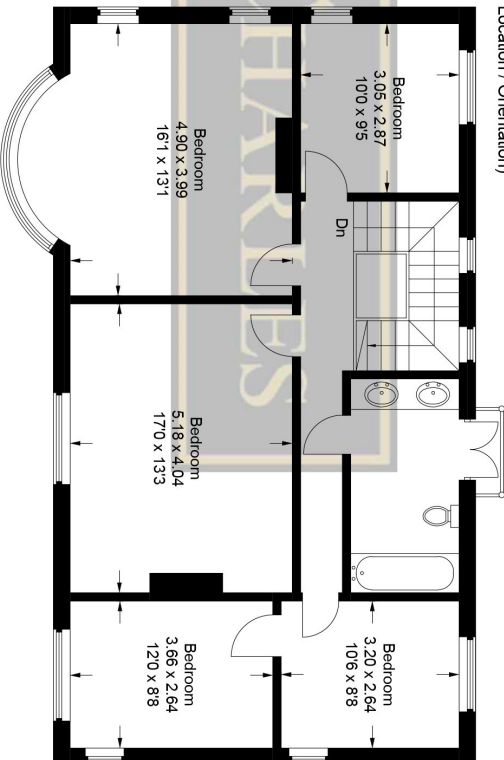
First Floor = 93.5 sq m / 1,006 sq ft

Garage / Utility = 25.4 sq m / 273 sq ft

Total = 213.3 sq m / 2,295 sq ft



(Not Shown In Actual Location / Orientation)



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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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 offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.