

DAVID CHARLES

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HILL ROAD, PINNER, HA5 1JY



PRICE.... £725,000...FREEHOLD

This extended three bedroom family house (1366 sq ft, 126.91 sq m excluding home office) is located at the preferred end of Hill Road nearest Pinner Village and within 0.4 mile to West Lodge School and half a mile of Cannon Lane & Pinner High schools. The accommodation is naturally light and airy with an east/west aspect and includes two reception rooms with feature working fireplaces and a study/guest bedroom. There is a large, contemporary 'eat in' kitchen with a separate utility room and cloakroom. The first floor offers two double bedrooms, bedroom three and a modern bathroom. Outside there is a block paved drive with off street parking for two/three cars. The attractive 80' rear garden has a patio, main lawn and shrub and flower bed borders. There is the benefit of a 24' x 10' home office which is fully insulated and air conditioned.

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COUNCIL TAX

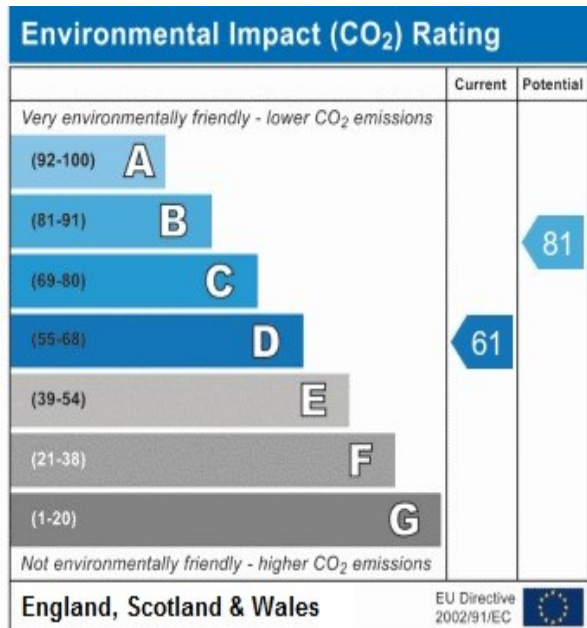
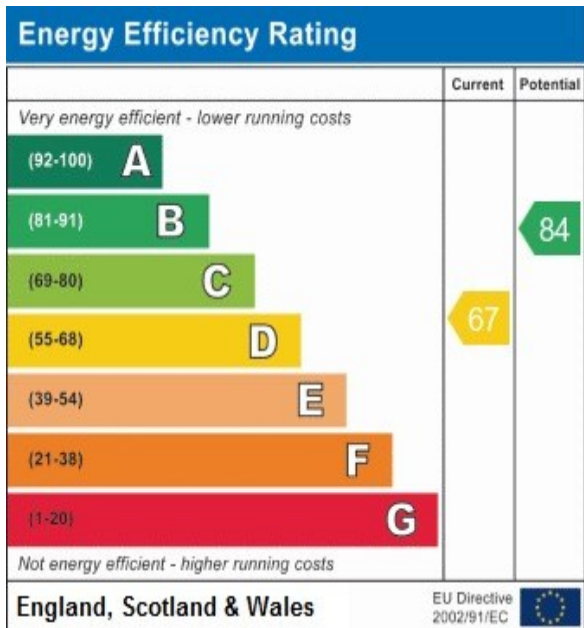
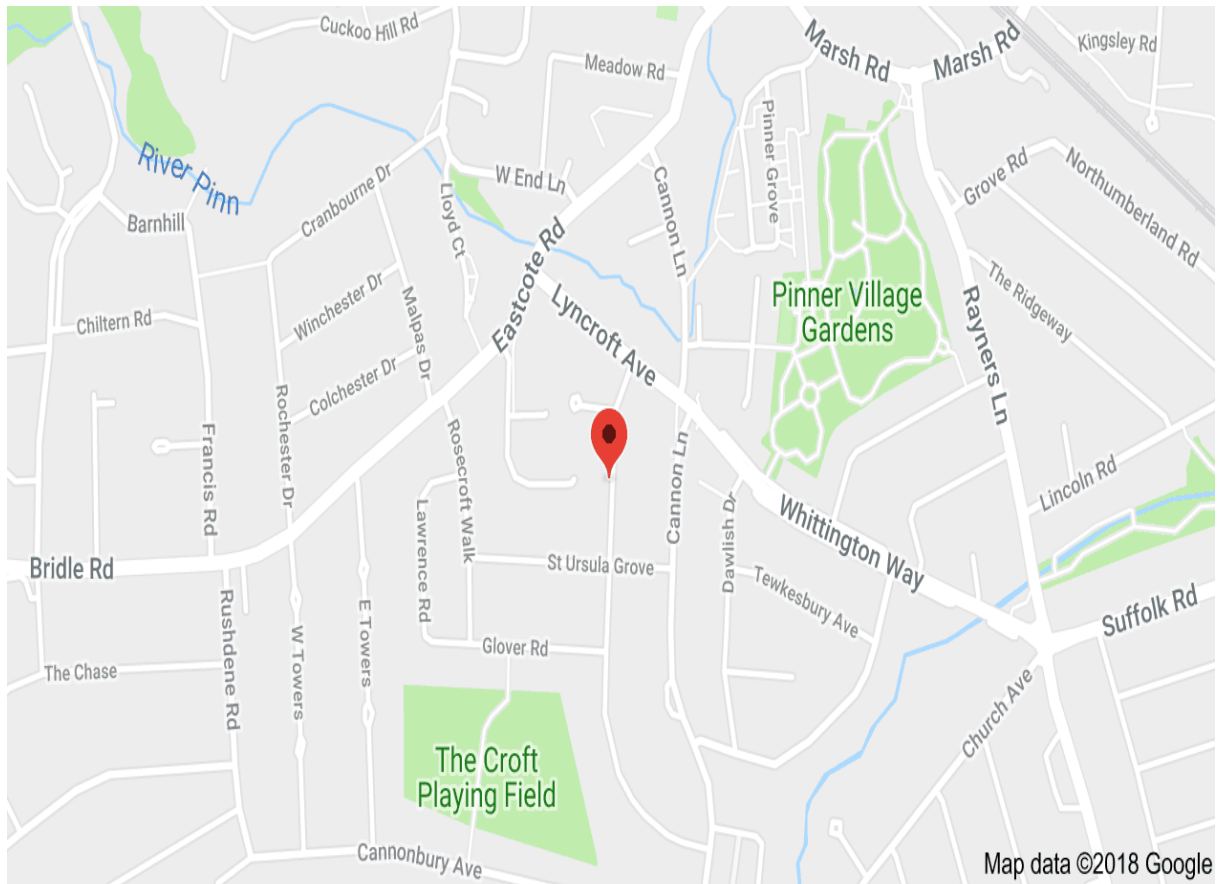
London Borough of Harrow Band E - £2,181.42

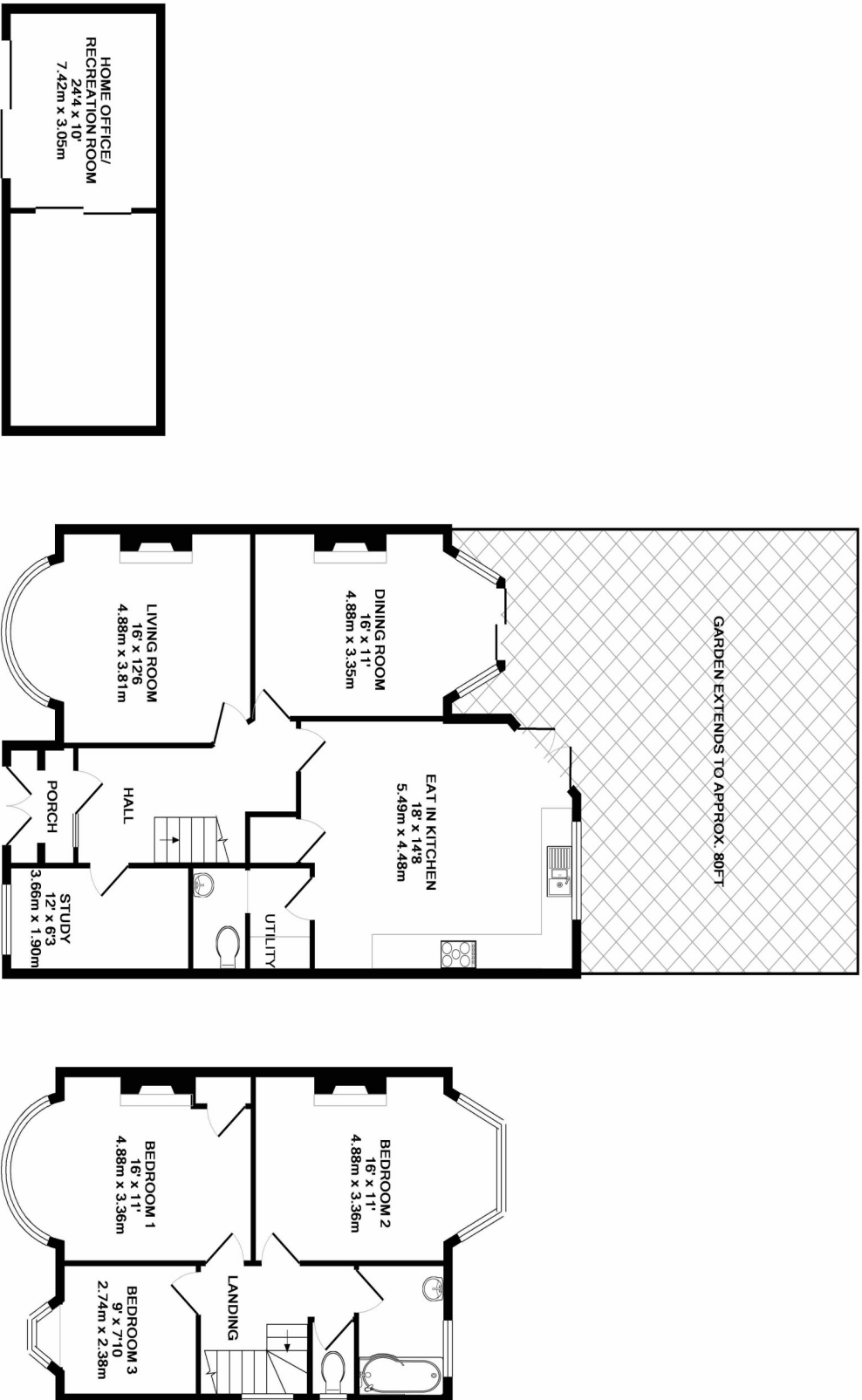
LOCAL SCHOOLS

Reddiford School - 0.4 Miles
West Lodge Primary School - 0.4 Miles
Cannon Lane Primary School - 0.5 Miles
Pinner High School - 0.5 Miles
Nower Hill High School - 0.9 Miles

LOCAL TRANSPORT

Pinner Station - 0.8 Miles
Eastcote Station - 1.2 Miles





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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