

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

SUN COURT, MAYFIELD DRIVE, PINNER VILLAGE HA5 3QT



PRICE ... £1,100,000 ... FREEHOLD

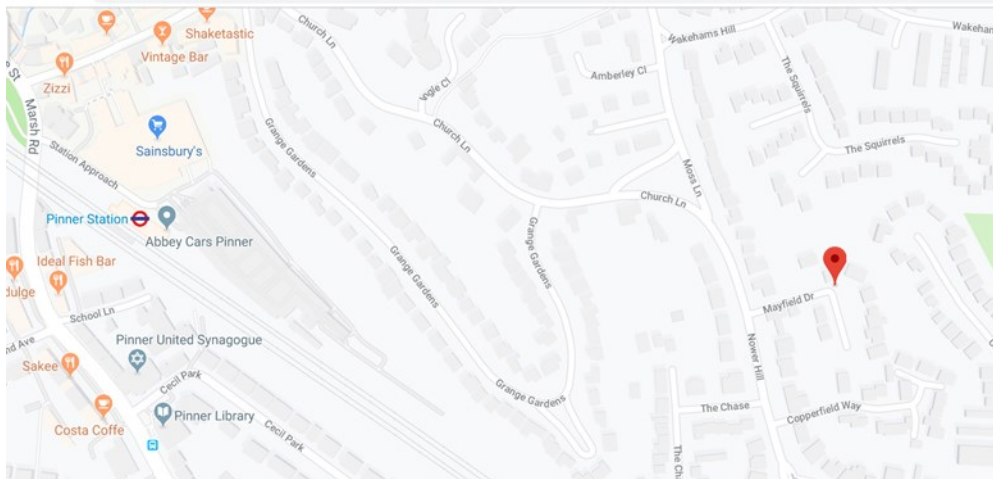
This spacious three/four bedroom detached house (1976 Sq Ft, 184 Sq M) is set on a wide plot on an elevated position in a quiet cul de sac. It is located in the heart of Pinner Village and offers the discerning purchase an ideal opportunity to update and extend the accommodation to their exact requirements. The property is approached via a deep frontage with a main lawn, fruit trees and an own drive providing off street parking for two cars leading to a double length garage. There is an 18' living room, a 17' dining room, an 'eat in' kitchen, a utility room and a shower room. The first floor offers a large master bedroom linked to a 15' dressing room/fourth bedroom, two further double bedrooms and a bathroom with a separate WC. Outside the secluded rear garden has a large patio, a main lawn and a tool shed. The property is within half a mile of Pinner High Street and the Met. Line train station (Baker Street within approximately 25 minutes). Offered with no upper chain.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX

London Borough of Harrow Council Band G - £2,974.66

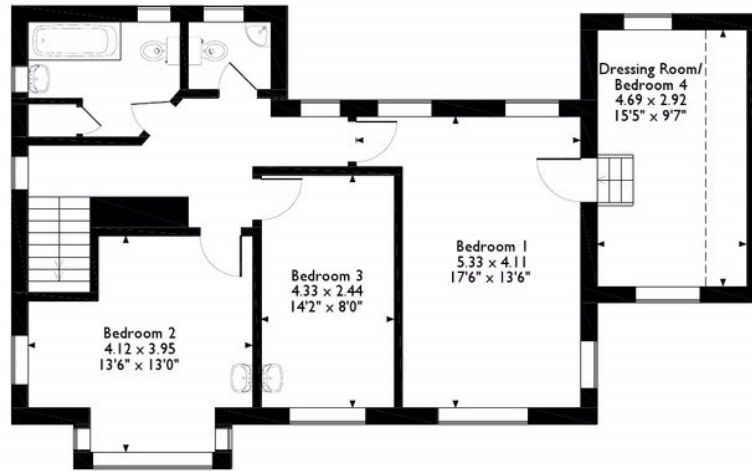
LOCAL SCHOOLS

- Reddiford School - 0.3 Miles
- St John Fisher RC Primary - 0.3 Miles
- West Lodge Primary School - 0.6 Miles
- Nower Hill High School - 0.4 Miles

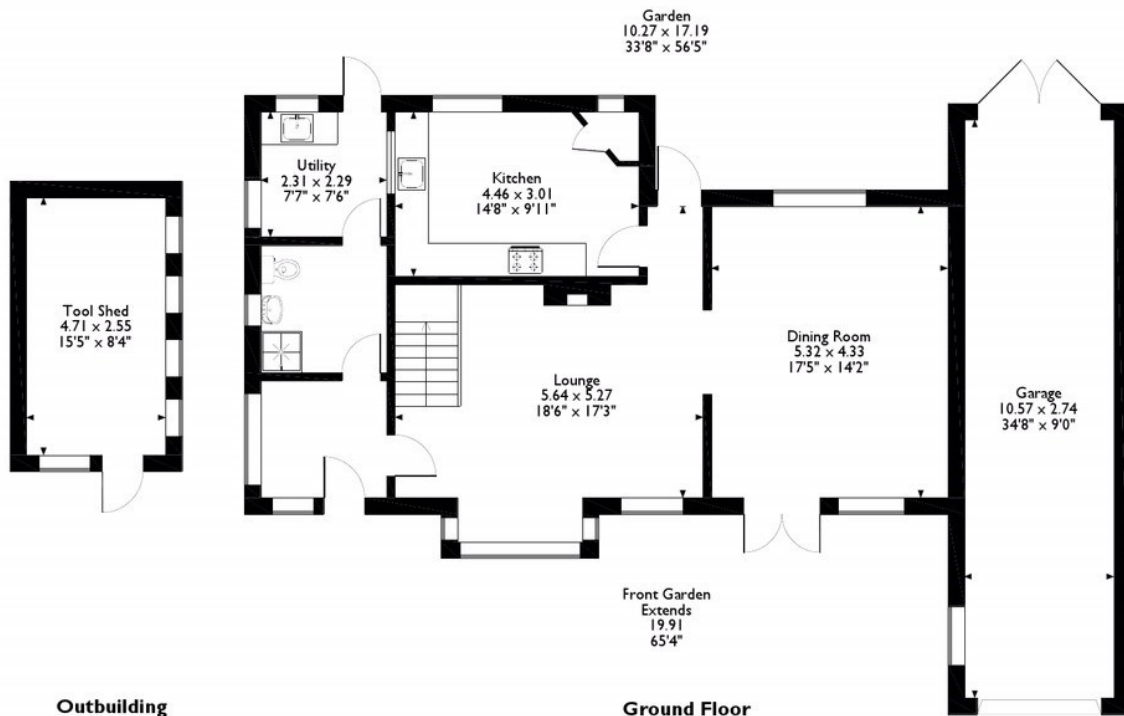
LOCAL TRANSPORT

- Pinner Station (Metropolitan Line) - 0.4 miles
- North Harrow (Metropolitan Line) - 0.7 miles
- Headstone Lane (London Overground) - 1.0 miles

Mayfield Drive, Pinner
 Approximate Gross Internal Area
 House = 155 Sq M/1664 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Outbuilding = 12 Sq M/129 Sq Ft

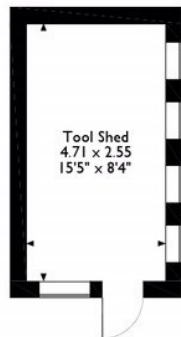


First Floor



Front Garden
 Extends
 19.91
 65'4"

Ground Floor



Outbuilding

Garden
 10.27 x 17.19
 33'8" x 56'5"

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.