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ASHRIDGE GARDENS, PINNER, HA5 1DU



PRICE.... £709,950..FREEHOLD

This naturally light three bedroom semi detached house (117 Sq M/1261 Sq Ft) was built in 1954 and is ideally located on a quiet cul de sac within five minutes' walk of Pinner Village centre offering an excellent range of restaurants, shopping facilities and the Metropolitan Line train station (Baker Street in 25 minutes). The accommodation includes two reception rooms with parquet flooring, a 16' kitchen/breakfast room, a guest cloakroom and a sun-room. Outside there is a garage with own drive and a rear garden of approximately 100' in length. The house offers an excellent opportunity for the growing family to update and extend the property to their exact requirements, while also being within the catchment area of West Lodge School and a short walk from Pinner Memorial Park.

020 8866 0222





COUNCIL TAX

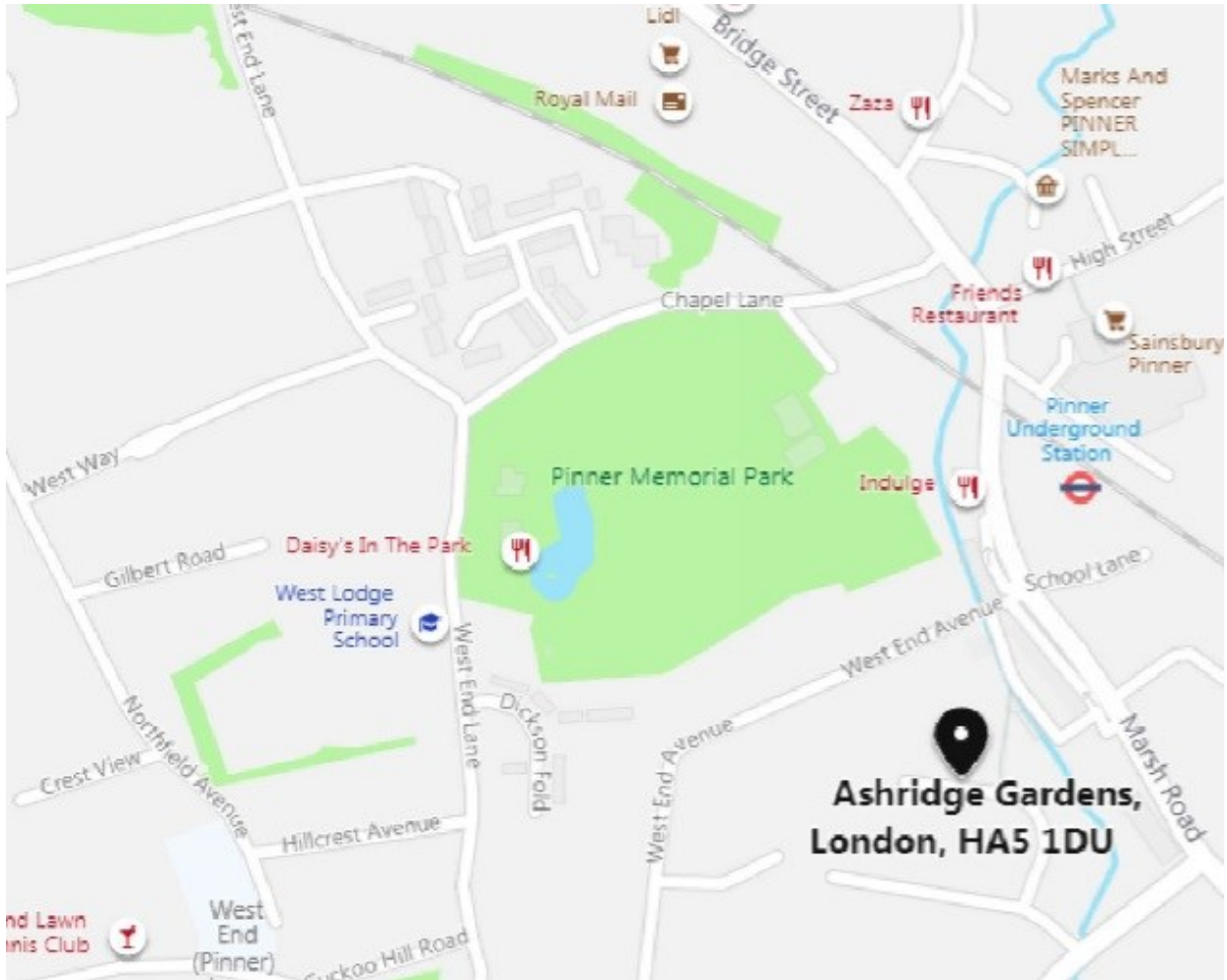
London Borough of Harrow Council - Band E £2,181.42

LOCAL SCHOOLS

West Lodge Primary School - 0.2 Miles
 Cannon Lane Primary School - 0.6 Miles
 Redifford School - 0.2 Miles
 Nower Hill High School - 0.7 Miles

LOCAL TRANSPORT

Pinner Metropolitan Line Station - 0.2 Miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ashridge Gardens Pinner

Approximate Gross Internal Area
117 Sq M/1261 Sq Ft



Ground Floor

First Floor

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.