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FORE STREET, PINNER, MIDDLESEX, HA5 2HY



PRICE....£659,000....FREEHOLD

This extended three/four bedroom family house (1170 sq. ft/108.7 sq. m) offers naturally light and airy accommodation with an East/West aspect. There are two generous reception rooms, a ground floor office/bedroom four, an 'eat in' kitchen and a shower/cloakroom. The first floor has two double bedrooms with fitted wardrobes, bedroom three and a family bathroom. Outside there is a 70' rear garden with patio and main lawn, storage shed and an open aspect beyond and the front has off street parking. It is well located within 0.8 miles of Haydon School (Ofsted Outstanding), Eastcote town centre and train station (Metropolitan/Piccadilly Line) and West Ruislip Central line station is within a ten minute drive. The house is offered with no upper chain.

020 8866 0222









COUNCIL TAX

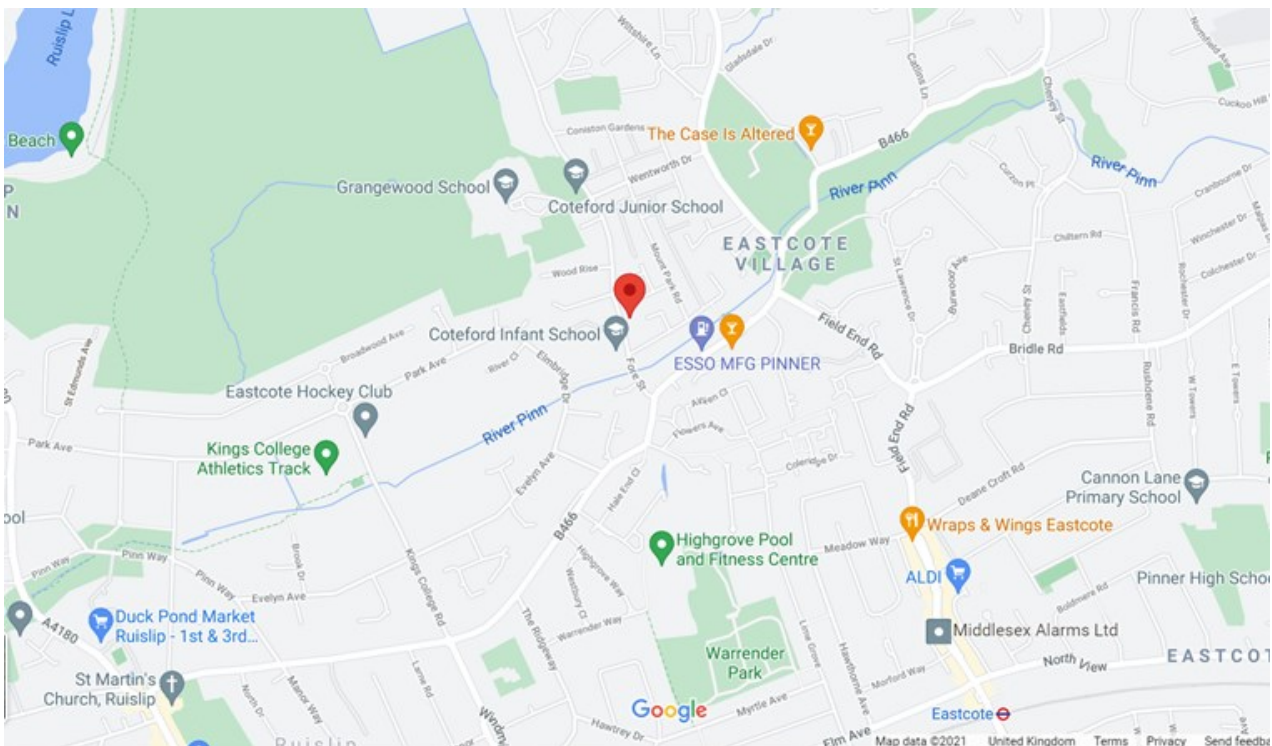
London Borough of Hillingdon - Band E - £1,959.67

LOCAL SCHOOLS

Coteford Infant/Junior School - 0.1 Miles
Bishop Ramsey C of E School - 0.4 Miles
Haydon School (Ofsted Outstanding) - 0.8 Miles

LOCAL TRANSPORT

Eastcote Station (Metropolitan/Piccadilly Line) - 0.8 Miles
Ruislip Manor Station (Metropolitan/Piccadilly Line) - 0.8 Miles
West Ruislip Station (Central Line) - 1.9 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(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	

Fore Street

Approximate Gross Internal Area
Ground Floor = 64.5 sq m / 694 sq ft
First Floor = 44.2 sq m / 476 sq ft
Total = 108.7 sq m / 1,170 sq ft



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