

DAVID CHARLES

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HILL ROAD, PINNER, HA5 1JY



PRICE.... £650,000...FREEHOLD

This three bedroom family house (1366 sq ft, 126.91 sq m excluding garage) 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 and a 9' study/guest bedroom. There is a 14' kitchen and a conservatory overlooking the rear garden. The first floor offers two double bedrooms, a 11' bedroom three and a large bath/shower room. Outside there is a front and side garden, offering potential for a side and rear extension (STPP), and a 65' rear garden with a paved patio, main lawn and a garage with store room with own drive. Accessed via Moorcroft Way. The property is within walking distance of Cannon Lane and Pinner High schools and is within 0.7 miles of Pinner town centre.

020 8866 0222











COUNCIL TAX

London Borough of Harrow Band F - £2,578.05

LOCAL SCHOOLS

Cannon Lane Primary School - 0.40 Miles

West Lodge Primary School - 0.43 Miles

Reddiford School - 0.70 Miles

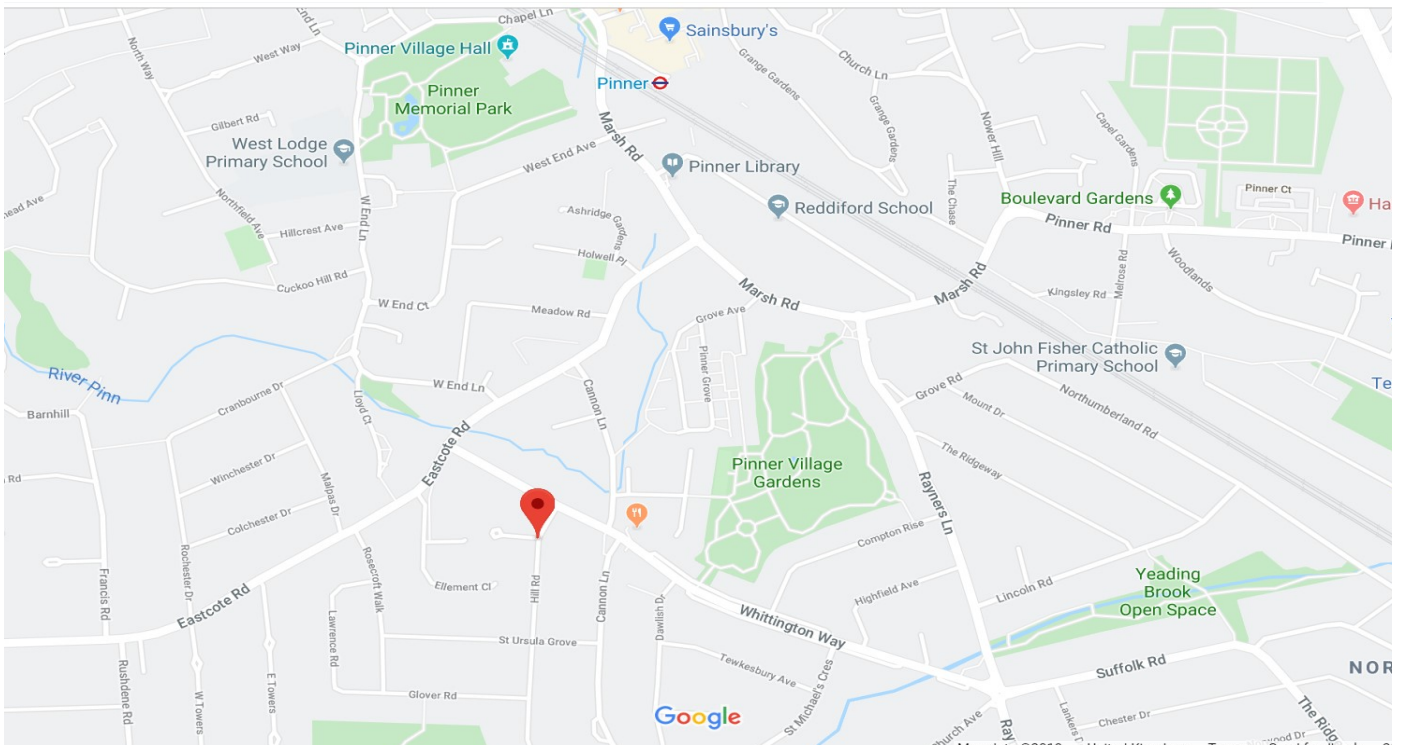
Pinner High School - 0.50 Miles

Nower Hill High School - 0.87 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 Miles

Eastcote Station (Metropolitan & Piccadilly Line) - 1.3 Miles



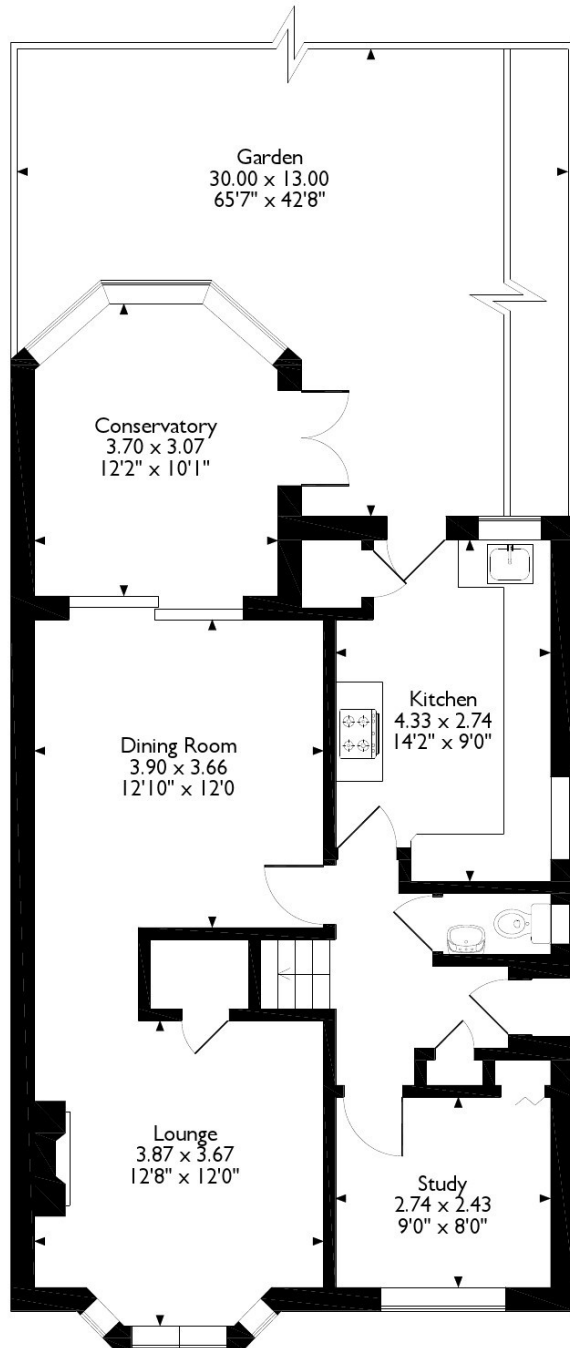
Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

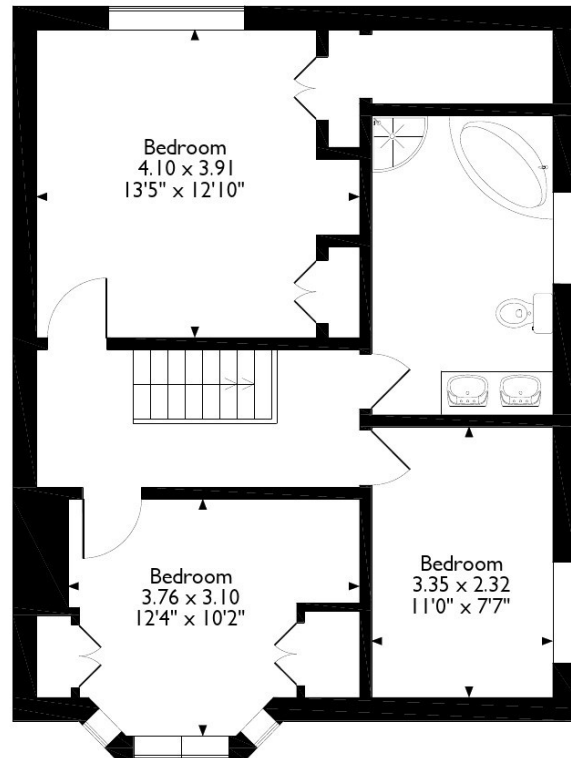
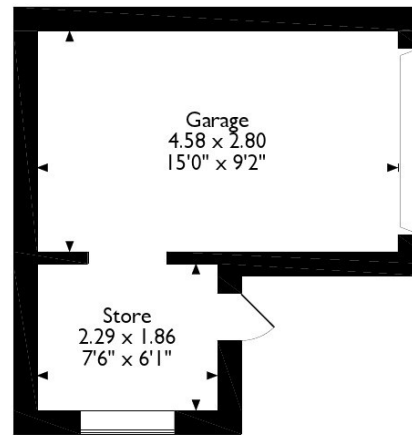
Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Hill Road, Pinner, Middlesex
 Approximate Gross Internal Area
 Main House = 127 Sq M/1366 Sq Ft
 Garage = 17 Sq M/188 Sq Ft
 Total = 144 Sq M/1554 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.