

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

CUCKOO HILL DRIVE, PINNER, MIDDLESEX HA5 3PG



PRICE....£1,200,000 FREEHOLD

This immaculately presented four bedroom detached house (2002 sq ft) has been extended and completely refurbished to an exceptionally high standard throughout. The house is ideally located on a quiet tree lined road within the catchment area of West Lodge school (0.36 miles) and within ten minutes' walk of Pinner Memorial Park and the village centre offering a wide range of amenities and the Metropolitan line train station. Offered with vacant possession. The accommodation benefits from under floor heating and engineered oak flooring and includes a spacious living room and a home office. The substantial family/dining room is adorned with oversized tiled flooring and wall to wall Bi fold doors overlooking the garden. Designed in a contemporary style it is open plan to the kitchen with a central island/breakfast bar, granite work tops and integrated appliances. There is a separate utility room with a Megaflo system and a guest cloakroom. The first floor has two double bedrooms, bedroom three and a family bathroom. The second floor master bedroom benefits from an en-suite shower room and a Juliet balcony. Outside the front garden provides off street parking and the 150' west facing rear garden has a patio and main lawn with mature tree borders.

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COUNCIL TAX

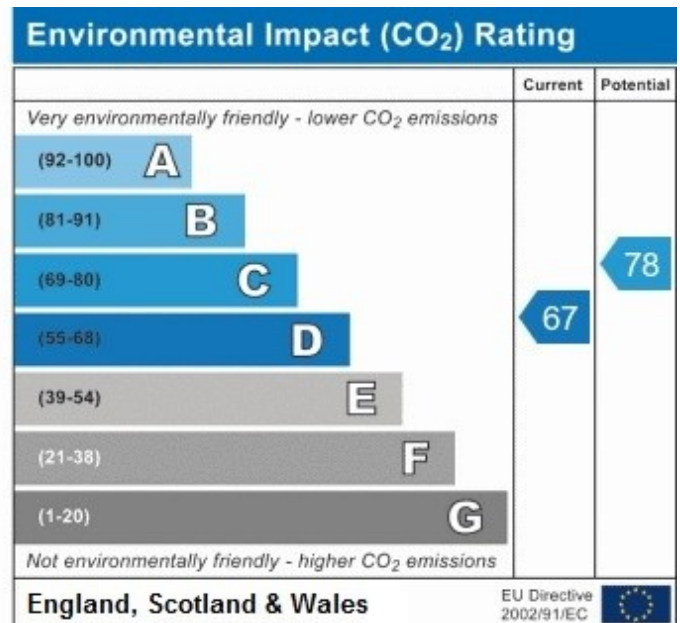
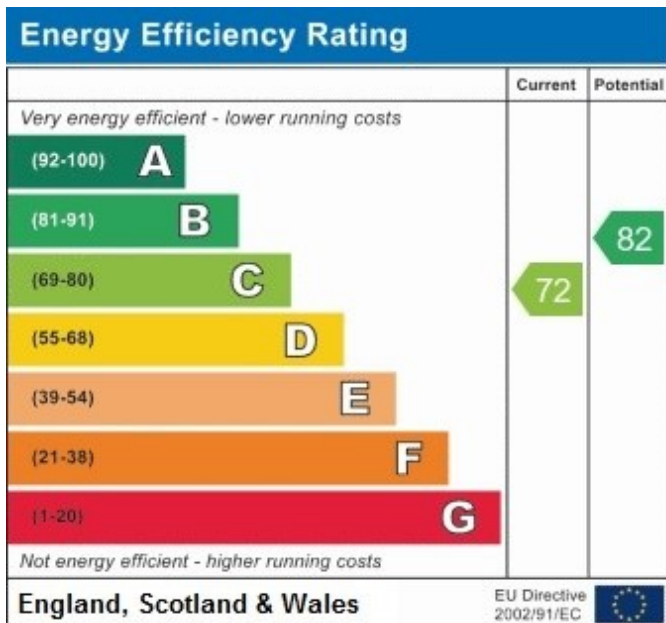
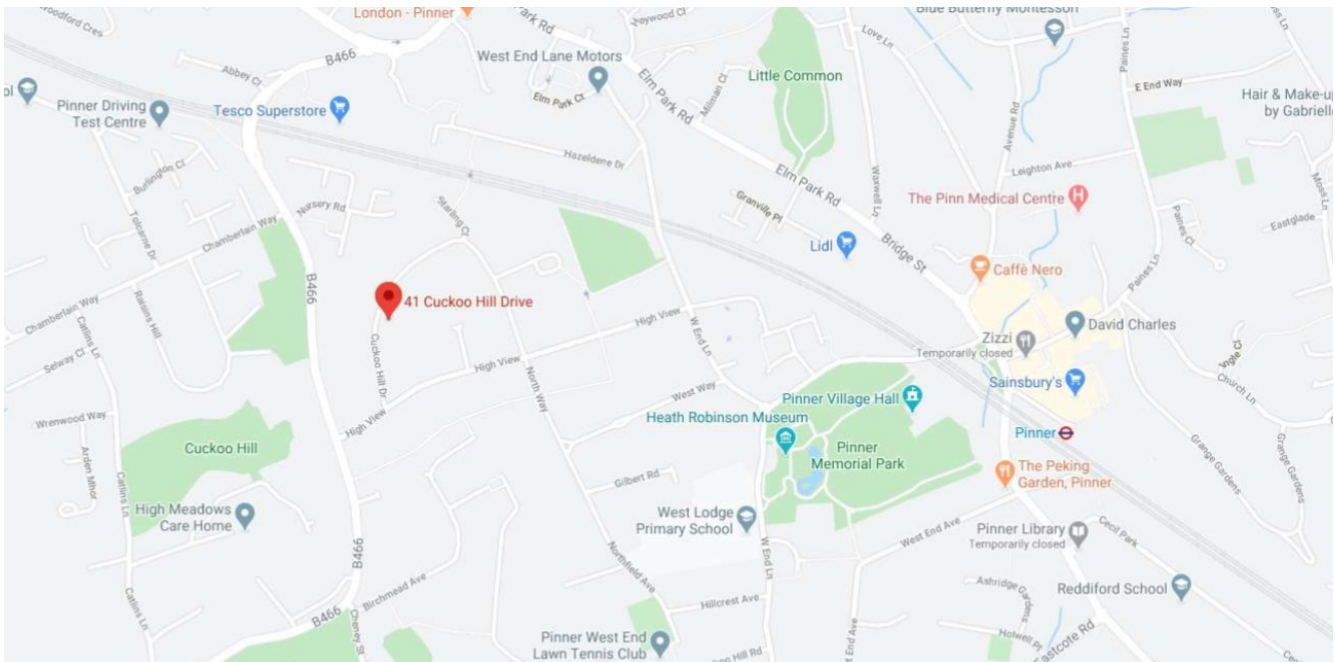
London Borough of Harrow - Band G - £3,091.32

LOCAL SCHOOLS

- West Lodge School - 0.36 Miles
- Harlyn School - 0.36 Miles
- Pinner Wood School - 0.61 Miles
- Northwood School - 0.77 Miles

LOCAL TRANSPORT

Pinner Station - 0.7 Miles



Cuckoo Hill Drive

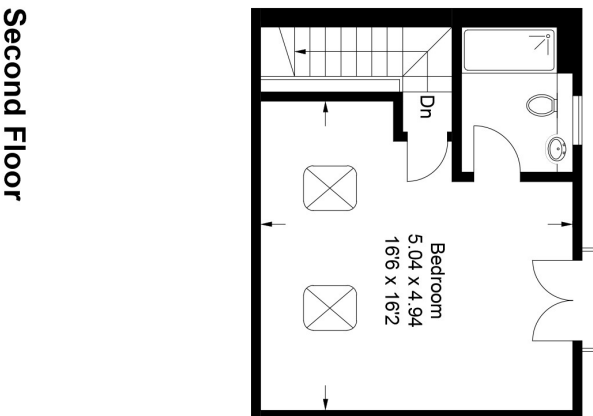
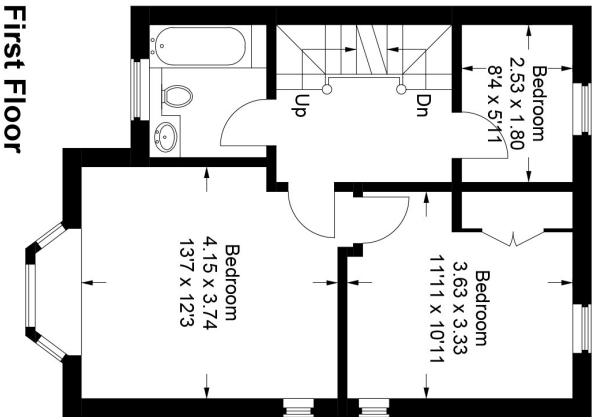
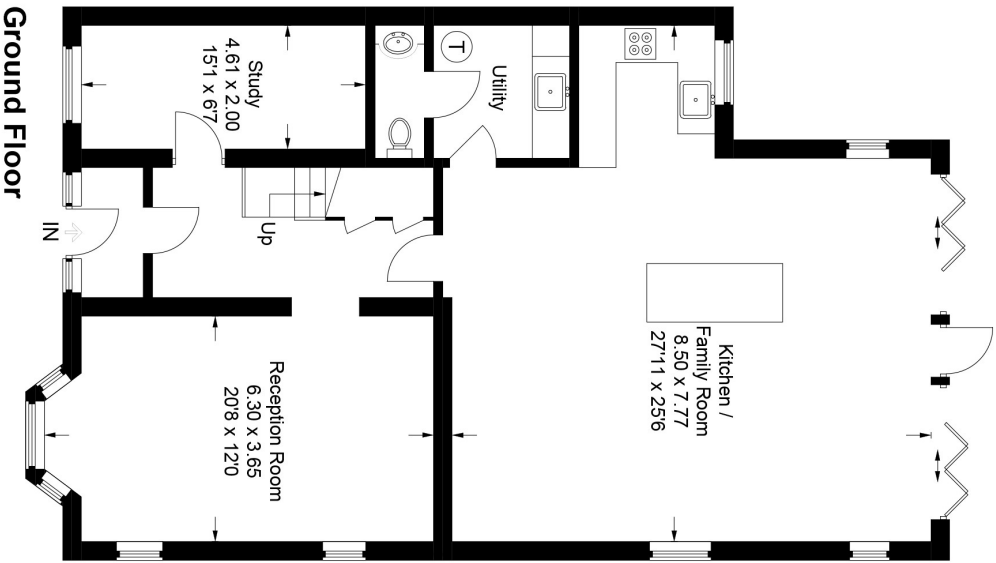
Approximate Gross Internal Area

Ground Floor = 109.1 sq m / 1,174 sq ft

First Floor = 45.6 sq m / 491 sq ft

Second Floor = 31.3 sq m / 337 sq ft

Total = 186 sq m / 2,002 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.