

DAVID CHARLES

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THE DELL, PINNER VILLAGE, MIDDLESEX, HA5 3EW



PRICE....£1,775,000....FREEHOLD

This substantial five bedroom detached house (3740 sq.ft/347.5 sq.m) is situated in a quiet cul de sac on a private road of only fourteen homes in the heart of Pinner Village. It is ideally located within half a mile of the village centre offering a wide selection of restaurants, independent shops and the Metropolitan line train station. At the front a carriage drive offers off street parking for several cars leading to an integral garage. An impressive double height reception hall leads to the 41' sitting/dining room and 17' family room. There is a 27' kitchen breakfast room, a media room and utility room. The master bedroom and bedroom two benefit from en-suite bath/shower rooms with jacuzzi baths, there are two further double bedrooms, bedroom five and a third bathroom. Outside the large, landscaped garden has a patio and main lawn with a rockery feature at the rear and mature trees offering an element of seclusion. A Scandinavian style wooden outhouse has a steam room and jacuzzi.

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COUNCIL TAX

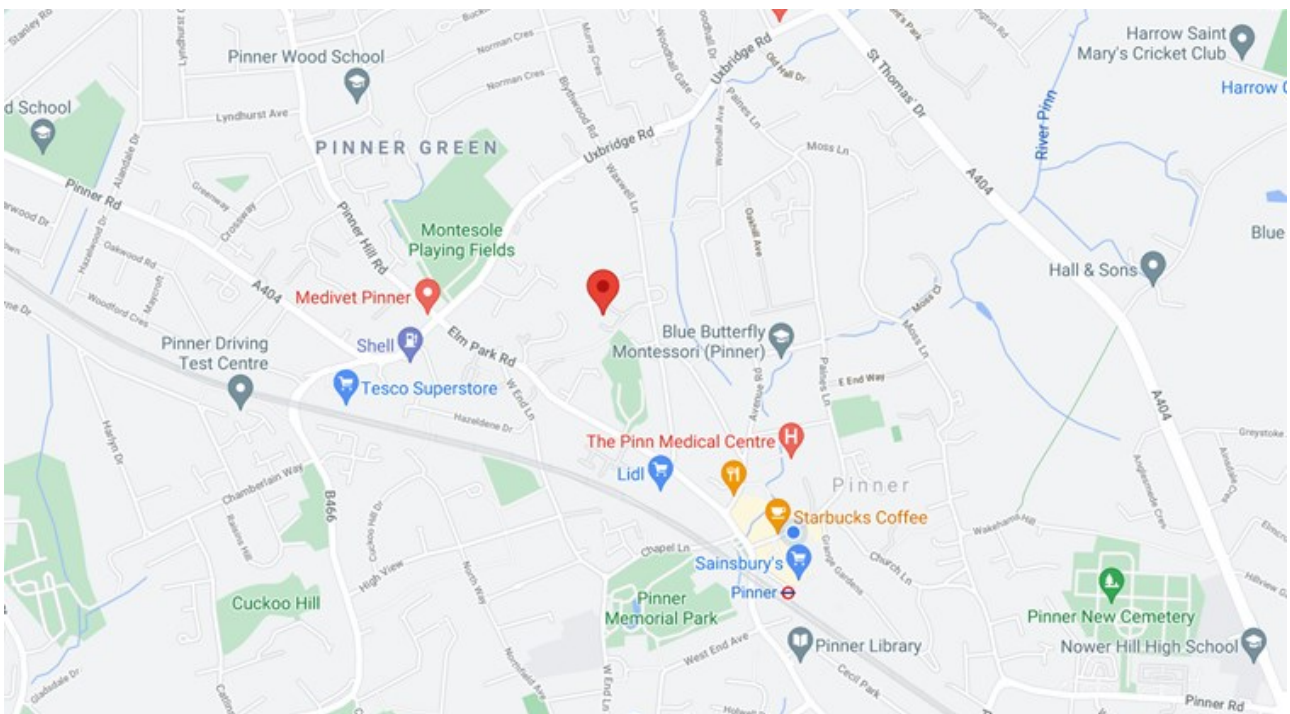
London Borough of Harrow - Band G - £3,270.60

LOCAL SCHOOLS

Pinner Wood School - 0.49 Miles
West Lodge Primary School - 0.51 Miles
Nower Hill High School - 1.07 Miles
Pinner High School - 1.36 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.6 Miles
Northwood Hills Station (Metropolitan Lane) - 1.4 Miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

