

# DAVID CHARLES

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## LYNDHURST AVENUE, PINNER, MIDDLESEX HA5 3UZ



**PRICE.... £724,950....FREEHOLD**

This extended and well presented four bedroom semi detached family house has a garage own drive (1330 sq ft/124 sq m) and is situated on a quiet tree lined road. It is within easy reach of Pinner Wood School (OFSTED Outstanding), Haydon and Northwood Schools and is also conveniently located for both Pinner & Northwood high streets offering a wide selection of shops, restaurants and the Metropolitan Line Tube Stations. The property offers a modern contemporary feel throughout with two reception rooms leading to an open plan newly fitted kitchen/breakfast room, a utility room and newly fitted guest W/C. To the first floor there are four bedrooms and a new luxury shower room/WC. Benefits include Amtico flooring in the hallway, glass balustrades on the staircase and landing, new carpets and blinds, a 17ft garage and a 100ft rear garden.

**020 8866 0222**









## COUNCIL TAX

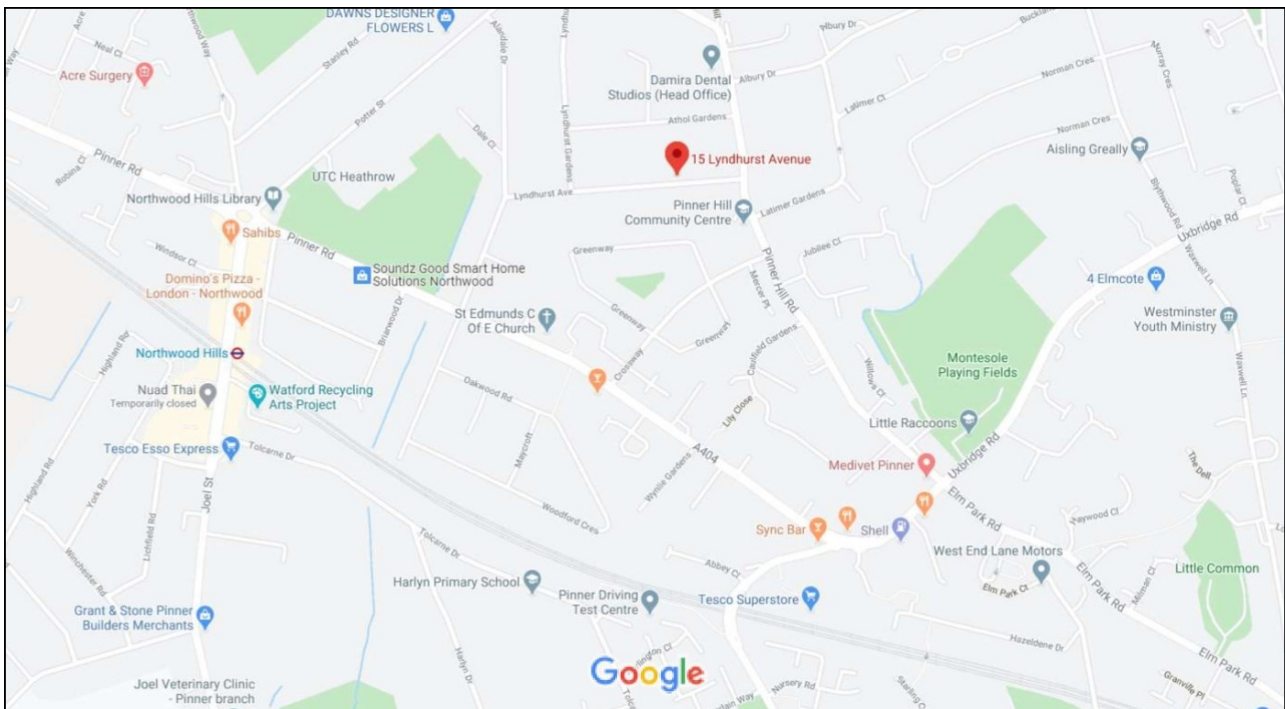
London Borough of Harrow Council - Band E - £2,266.96

## LOCAL SCHOOLS

- Pinner Wood School - 0.14 miles
- Harlyn School - 0.48 miles
- Hillside Infant and Junior School - 0.59 miles
- Northwood High School - 0.35 miles
- Haydon High School - 0.86 miles

## LOCAL TRANSPORT

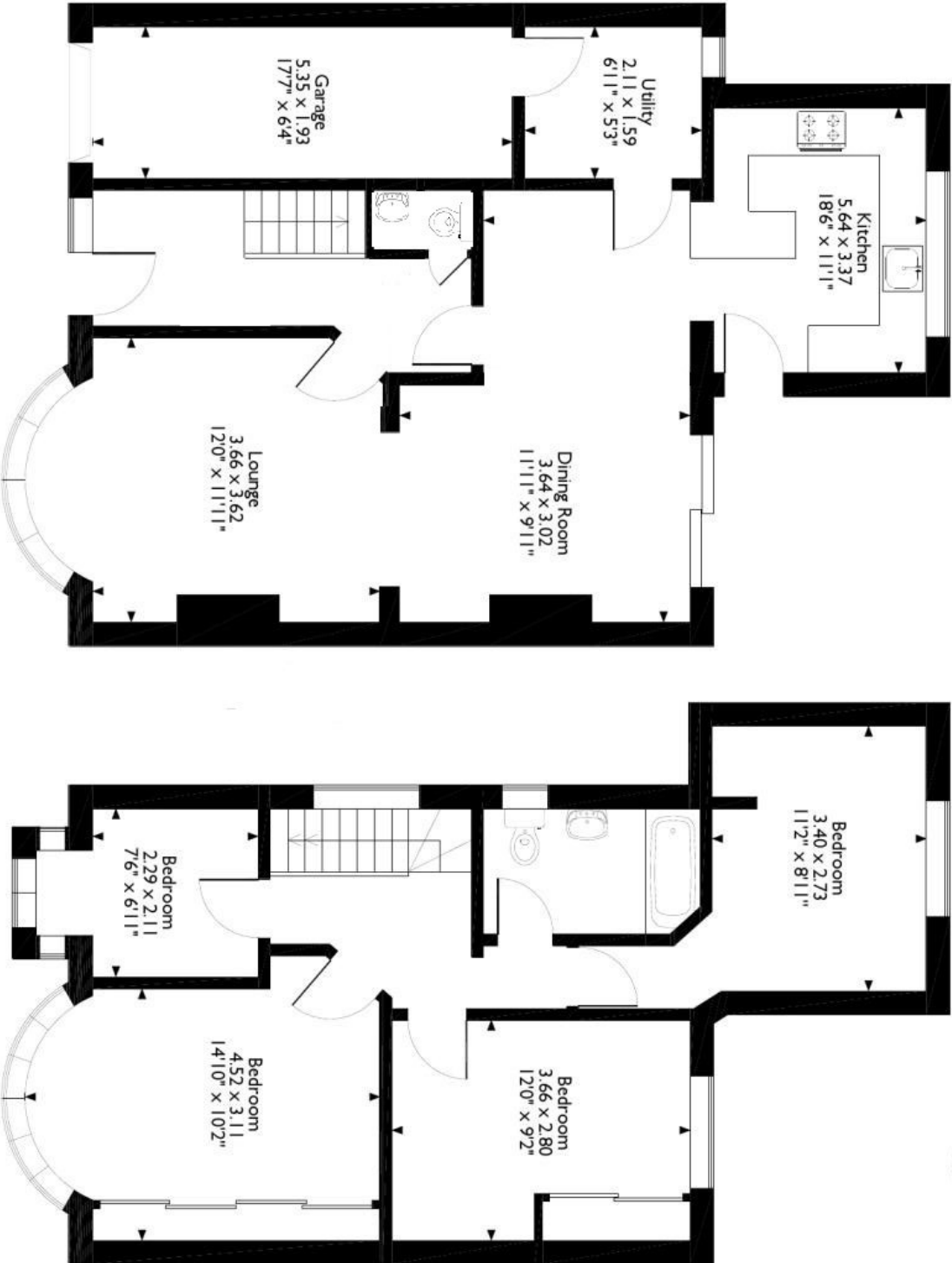
- Northwood Hill Station - 0.6 miles
- Pinner Station - 1.1 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Lyndhurst Avenue , Pinner**  
**Approximate Gross Internal Area**  
**124 Sq M/1330 Sq Ft**



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.*