

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

THE AVENUE, HATCH END, MIDDLESEX, HA5 4EL



PRICE...£1,595,000 FREEHOLD

This substantial and extended five double bedroom detached house (2707 Sq Ft/251.48 Sq M) is located on one of Hatch Ends premier roads within walking distance of The Broadway offering a wide range of restaurants, shopping facilities and the Overground train station (Euston 30-40 minutes). The block paved drive provides parking for several cars leading to a single garage. The accommodation includes three reception rooms and a 29' x 21' kitchen/breakfast room. The master bedroom benefits from an en-suite bath/shower room and bedroom two has a dressing area with extensive wardrobes and an en-suite shower room. There are three further double bedrooms and a third family bathroom. Outside the rear garden is over 100' in length with a large patio and main lawn. The property also benefits from further extension potential and from being sold with a complete upper chain.

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COUNCIL TAX

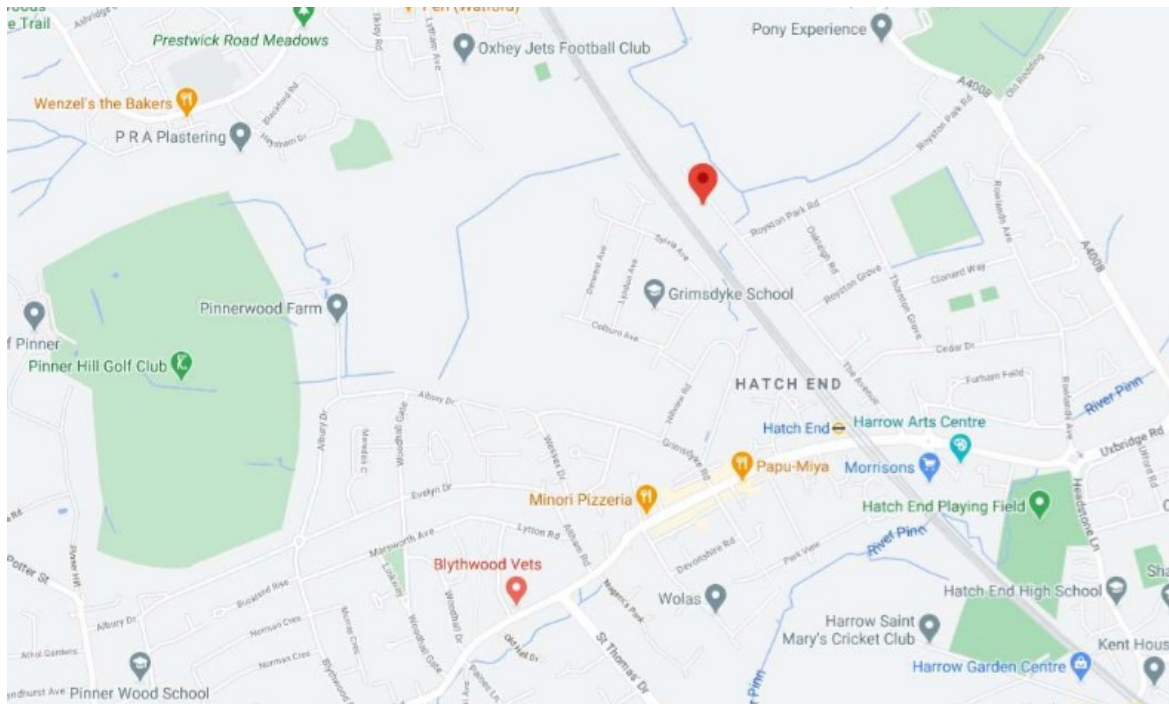
London Borough of Harrow - Band G - £3,270.60

LOCAL SCHOOLS

Grimsdyke School - 0.19 miles
St.Teresa's Catholic Primary School and Nursery - 1.08 miles
Hatch End High School - 0.95 miles
Nower Hill High School - 1.65 miles

LOCAL TRANSPORT

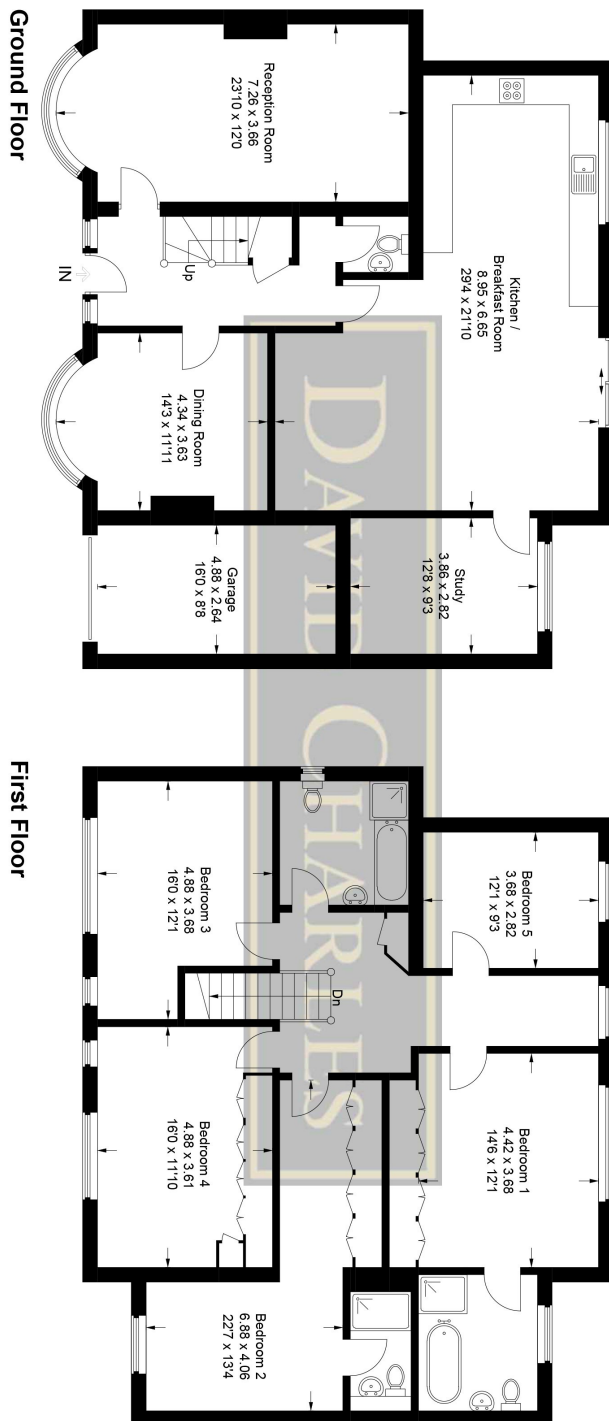
Hatch End Station - 0.6 miles
Pinner Tube Station (Metropolitan Line) - 2.1 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Avenue

Approximate Gross Internal Area = 251.48 sq m / 2,707 sq ft
(Includes Garage)



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.