

DAVID CHARLES

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BLYTHWOOD ROAD, PINNER, MIDDLESEX, HA5 3QG



PRICE.... £1,400,000...FREEHOLD

This substantial four bedroom, four bathroom (all en-suite) family house (3641 Sq Ft/338.3 Sq M) is presented in excellent order throughout. It is ideally located within the catchment area of Pinner Wood and Grimsdyke Primary Schools (Ofsted Outstanding) and within one mile of Pinner centre and Hatch End Broadway. An impressive entrance hall with a vaulted ceiling leads to the living room and 23' family/dining room with wood flooring and ceiling speakers. The 22' high end kitchen has under floor heating, an extensive range of units, integrated appliances (including a wine cooler) and quartz work tops with a central island/breakfast bar. There is a fully equipped 11' sq Gym, a home office and a guest cloakroom. The first floor master bedroom has an en-suite bath/shower room and there are three further double bedrooms with en-suite shower rooms. The second floor entertainment area has a 19' games room, a cinema room and a fully fitted study. This could be converted into a further bedroom suite subject to the usual consents. Outside the front provides a block paved carriage drive with parking for several cars and a garage with electric door. The secluded rear garden is approximately 60' with a raised decked patio, main lawn and mature tree borders. Offered with no upper chain.

020 8866 0222











COUNCIL TAX

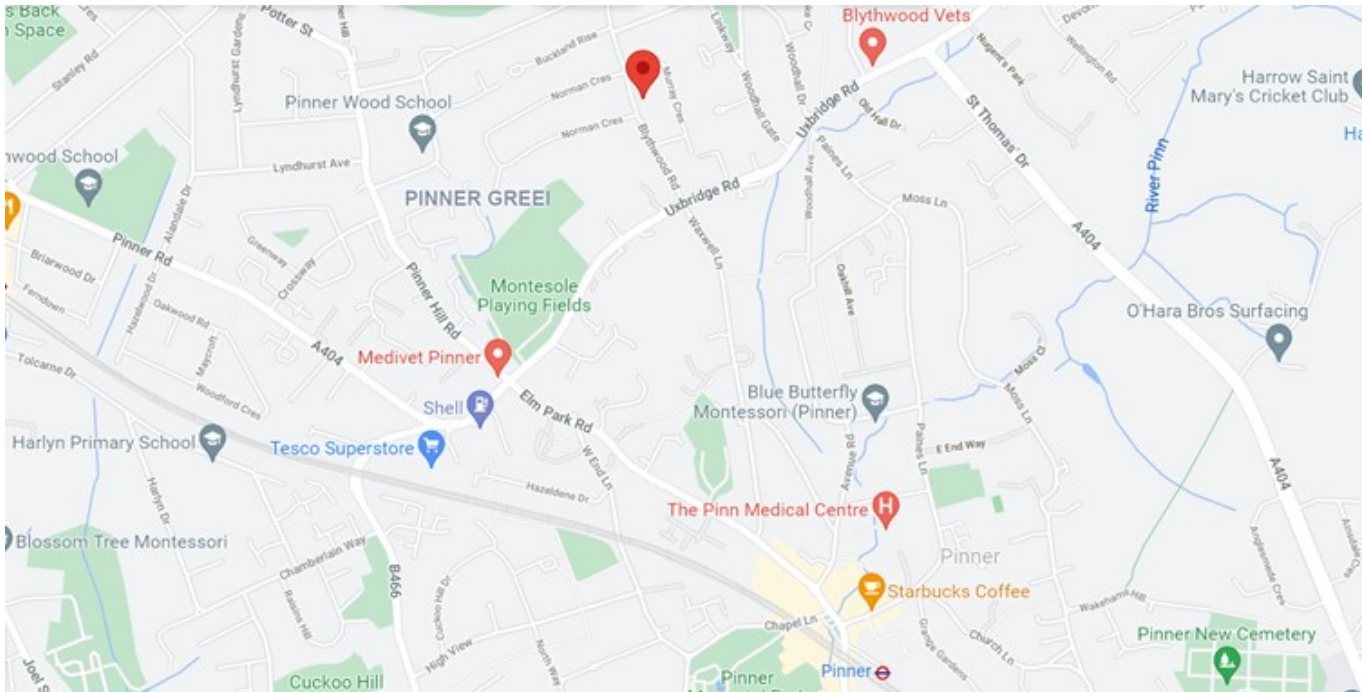
Harrow Borough Council - Band G - £3,270.60

LOCAL SCHOOLS

Pinner Wood Primary School - 0.33 Miles
 Grimsdyke School - 0.76 Miles
 Hatch End High School - 1.37 Miles
 Nower Hill High School - 1.38 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.9 miles
 Hatch End Station - 1.1 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Blythwood Road

Approximate Gross Internal Area

Ground Floor = 144.6 sq m / 1,556 sq ft

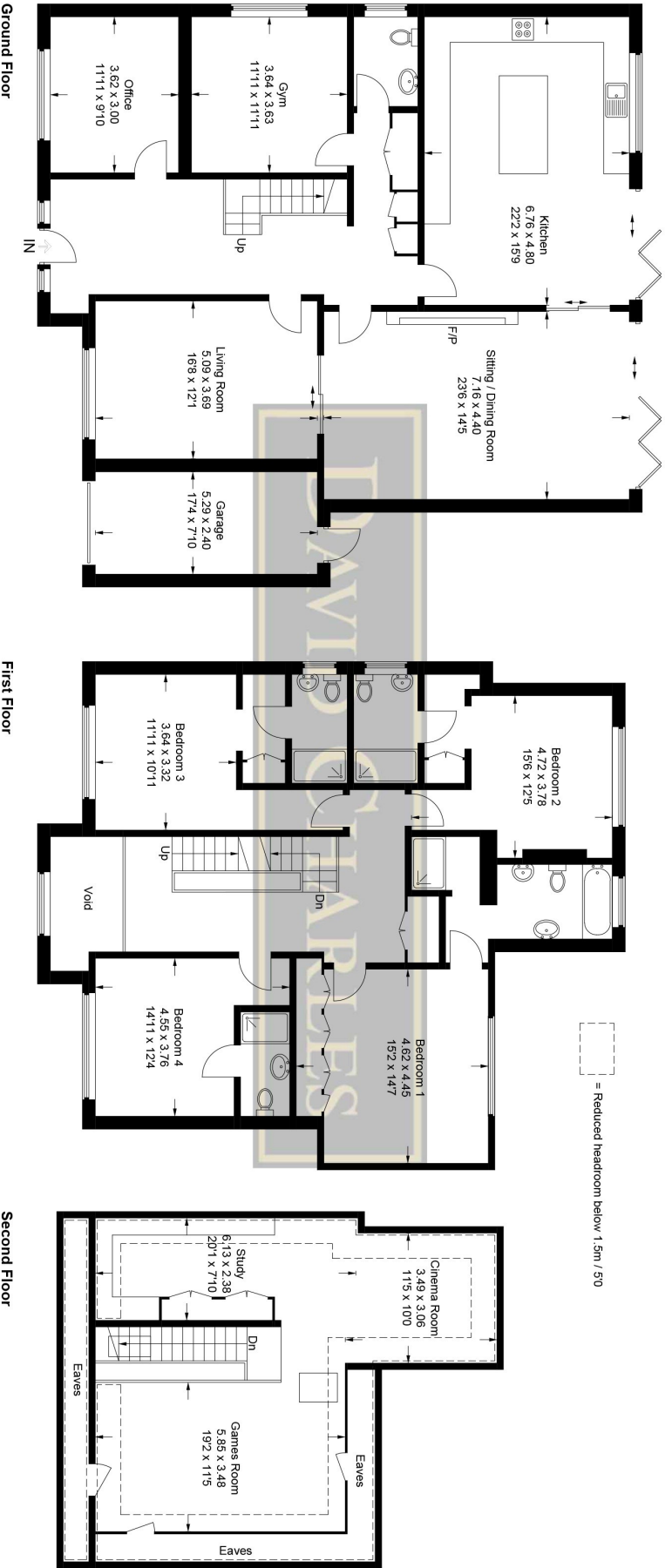
First Floor = 113.8 sq m / 1,225 sq ft

Second Floor = 67.3 sq m / 724 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 338.3 sq m / 3,641 sq ft

((Excluding Void / Including Eaves))



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.

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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