

# DAVID CHARLES

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## LOVE LANE, PINNER VILLAGE, HA5 3EX



**PRICE....£1,100,000... FREEHOLD**

This spacious four bedroom Edwardian house (1623 Sq Ft/151 Sq M) is located in the heart of Pinner Village under half a mile walk to the centre, offering a wide range of shops, restaurants, parks and the Metropolitan line train station. There is excellent scope for a side and rear extension, making it future proof for the growing family. The accommodation includes three reception rooms, a modern kitchen and guest cloakroom. The first floor has three double bedrooms, a 13' bedroom four and a bathroom with separate WC. Outside the front provides off street parking leading to a single garage. The rear garden is approximately 60' with a block paved patio, a main lawn with hedgerow borders and a storage shed.

**020 8866 0222**





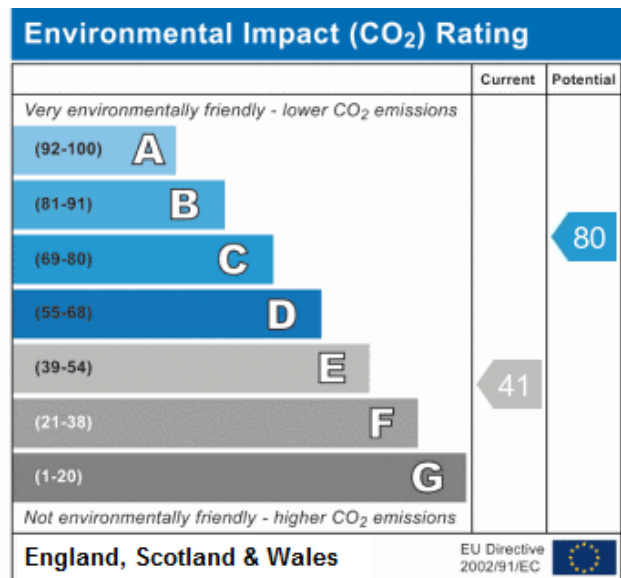
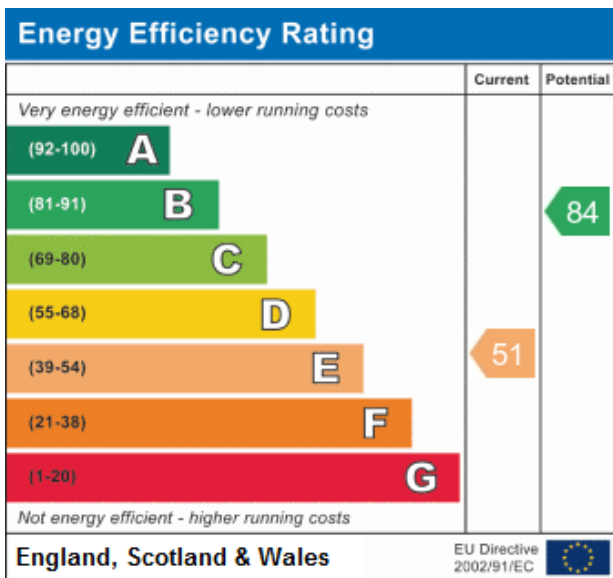












**COUNCIL TAX**

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

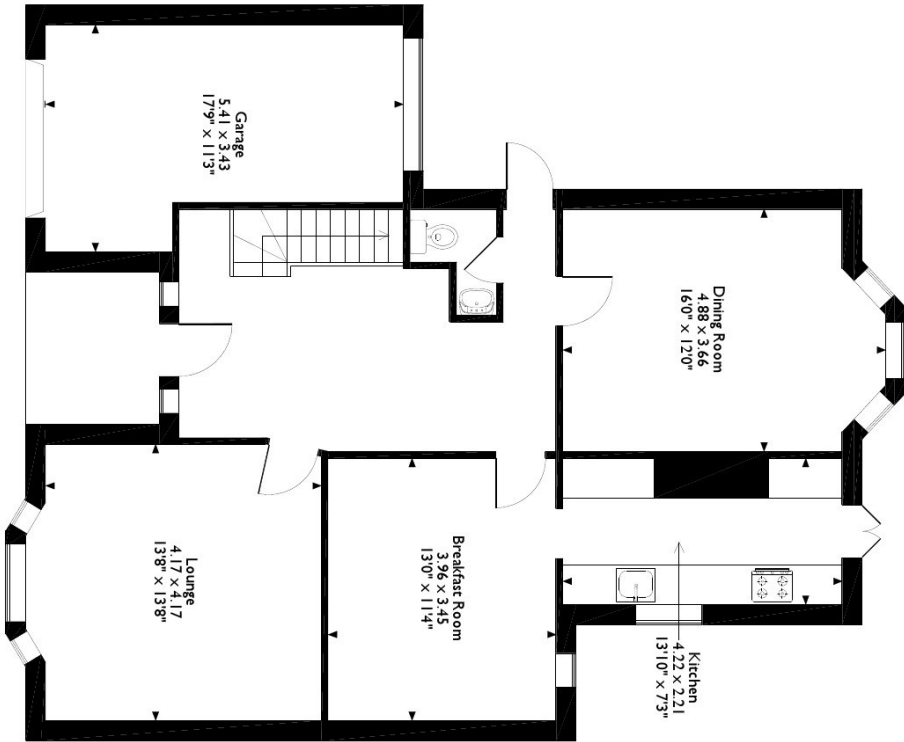
**LOCAL SCHOOLS**

- West Lodge Primary School - 0.42 Miles
- Pinner Wood Primary School - 0.68 Miles
- Nower Hill High School - 0.88 Miles
- Pinner High School - 1.25 Miles

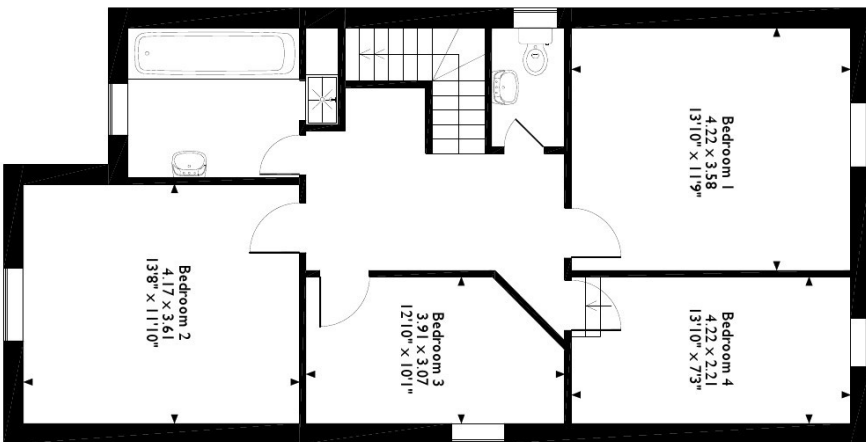
**LOCAL TRANSPORT**

- Pinner Station - 0.4 Miles
- Hatch End Station - 1.3 Miles

**Love Lane, Pinner**  
**Approximate Gross Internal Area**  
**Mian House = 151 Sq M/1623 Sq Ft**  
**Garage = 16 Sq M/171 Sq Ft**



**Ground Floor**



**First Floor**

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.*