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GRANGE GARDENS, PINNER, MIDDLESEX, HA5 5QD



PRICE....£1,275,000....FREEHOLD

The property is a 1930's built four bedroom detached house designed in a Tudor style (2479 sq ft/230.3 sq m). It is set on an elevated position in the heart of Pinner Village and offers spacious and flexible living accommodation, within a minute's walk of the High Street, restaurants, shopping facilities and the Metropolitan Line Train Station (25 Mins to Baker St).

The versatile accommodation comprises of a Kitchen/Diner that could easily be expanded into the family room. Two further reception rooms and an additional study with En-Suite – this could be turned into a downstairs bedroom. On the first floor is 4/5 bedrooms with two bathrooms (1 en-suite), and to complete the upstairs is a second floor ready made home office. A secluded rear garden with large patio, with mature trees and shrubs complete the property. To the front of the property there is off street parking for three cars and an integral garage with own drive. The property benefits from No Upper Chain.

020 8866 0222

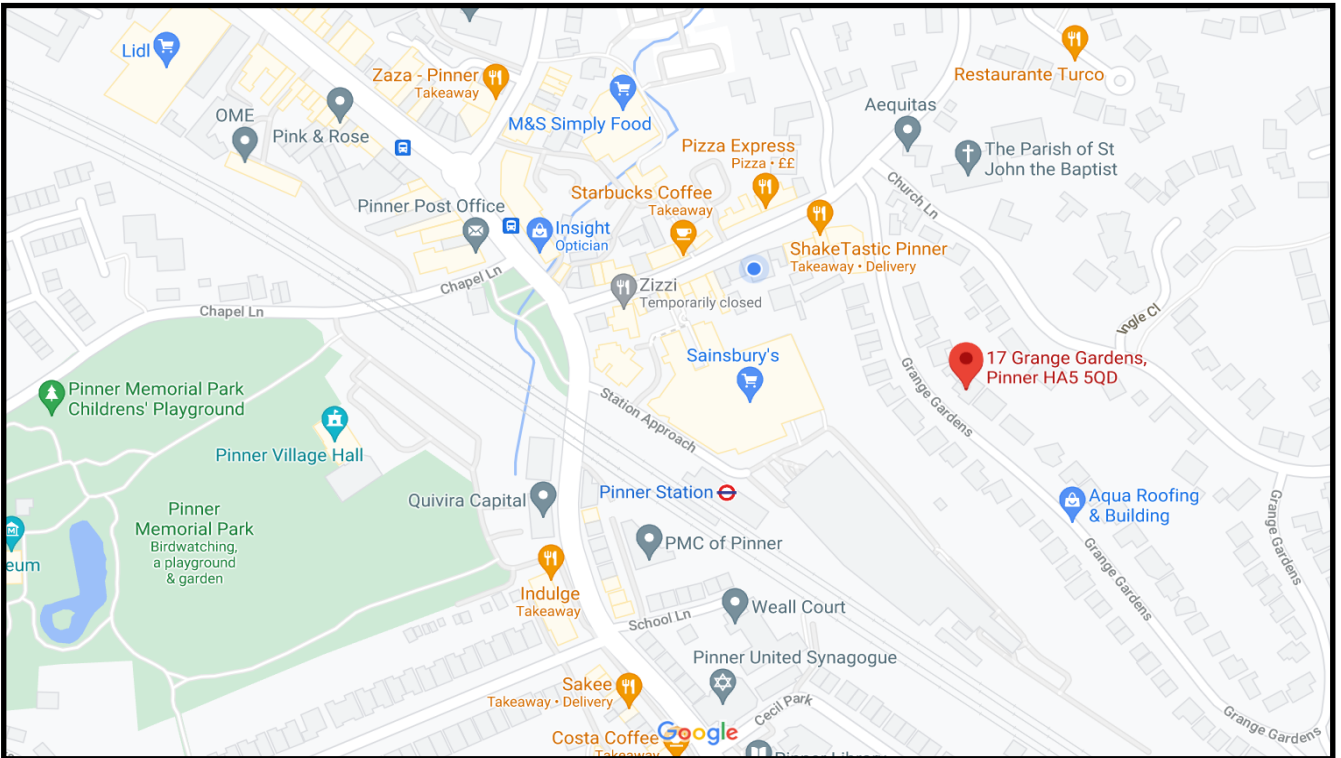


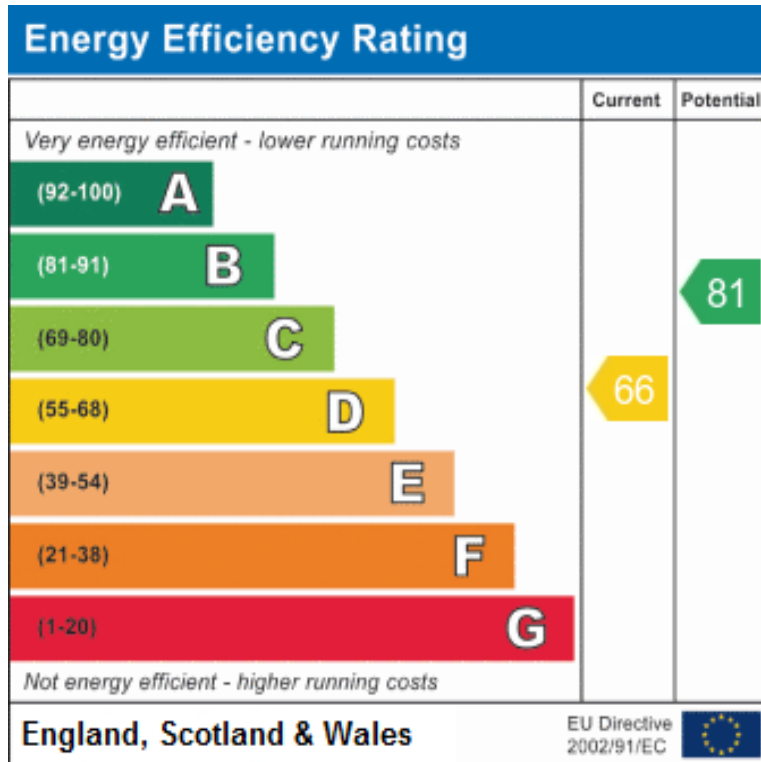












COUNCIL TAX

London Borough of Harrow - Band F - £2,679.14

LOCAL SCHOOLS

- West Lodge Primary School - 0.42 Miles
- St John Fisher Catholic Primary School - 0.51 Miles
- Nower Hill High School - 0.59 Miles
- Pinner High School - 1.06 Miles

LOCAL TRANSPORT

- Pinner Station (Metropolitan Line) - 0.3 Miles
- North Harrow Station (Metropolitan Line) - 1.2 Miles

17 Grange Gardens

Approximate Gross Internal Area

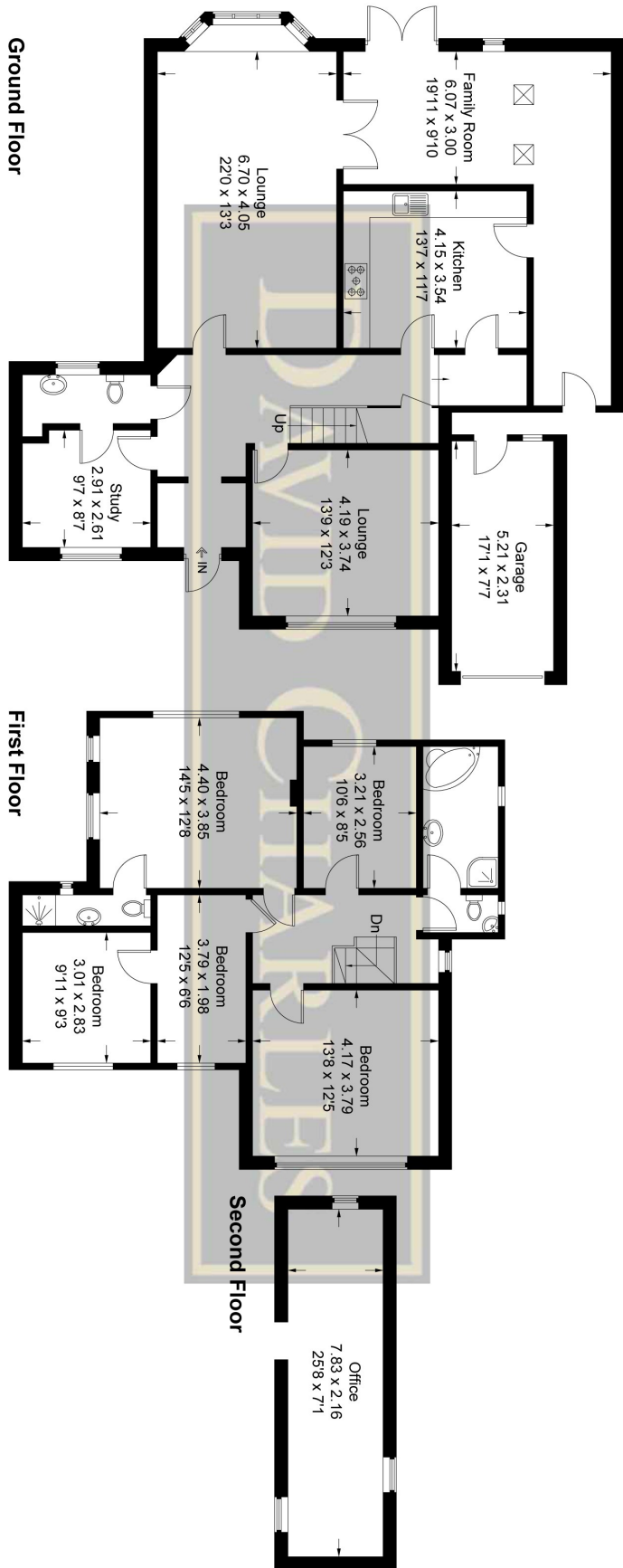
Ground Floor = 122.5 sq m / 1,319 sq ft

First Floor = 78.7 sq m / 847 sq ft

Second Floor = 16.9 sq m / 182 sq ft

Garage = 12.2 sq m / 131 sq ft

Total = 230.3 sq m / 2,479 sq ft



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.