

# DAVID CHARLES

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## BUCKLAND RISE, PINNER, MIDDLESEX HA5 3QR



**PRICE.... £799,950...FREEHOLD**

This excellent three bedroom detached house, though dated, has been cared for over the last 50 years by its previous owner. The property (STPP) boast plenty of extension potential to the side and rear and loft. In addition there is plenty of off street parking and a delightful rear garden. Buckland Rise is situated in a quiet cul-de-sac just off Blythwood Road within a mile of Pinner shops and restaurants and Metropolitan Line station. Within catchment area of Pinnerwood School (Ofsted Outstanding) Chain Free.

**020 8866 0222**







## COUNCIL TAX

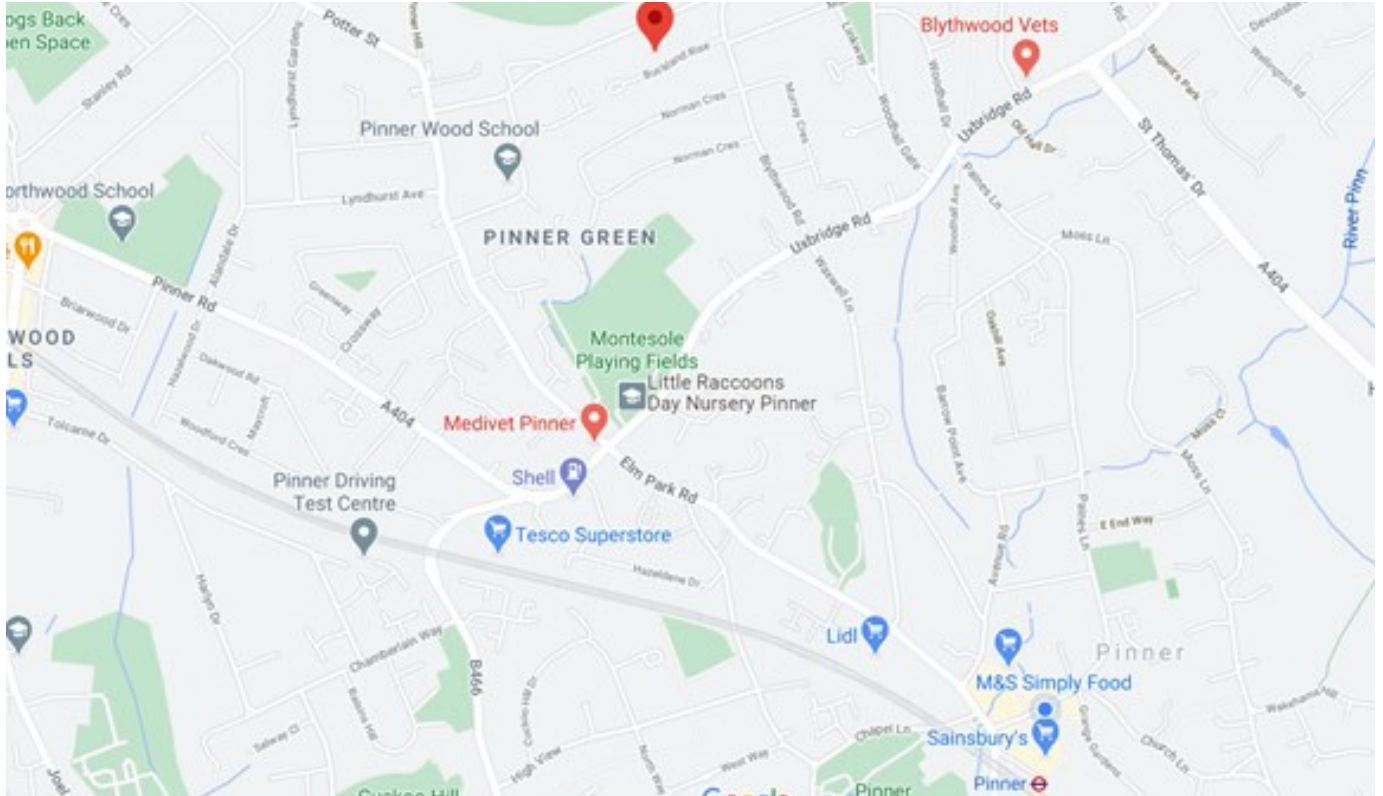
Harrow Borough Council - Band F £2,679.14

## LOCAL SCHOOLS

- Pinner Wood School - 0.2 Miles
- Grimsdyke School - 0.87 Miles
- Nower Hill High School - 1.51 Miles
- Hatch End High School - 1.54 Miles

## LOCAL TRANSPORT

- Pinner tube station (Metropolitan) - 1.1 Miles
- Northwood Hills tube station (Metropolitan) - 1.1 Miles



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# 19 Buckland Rise

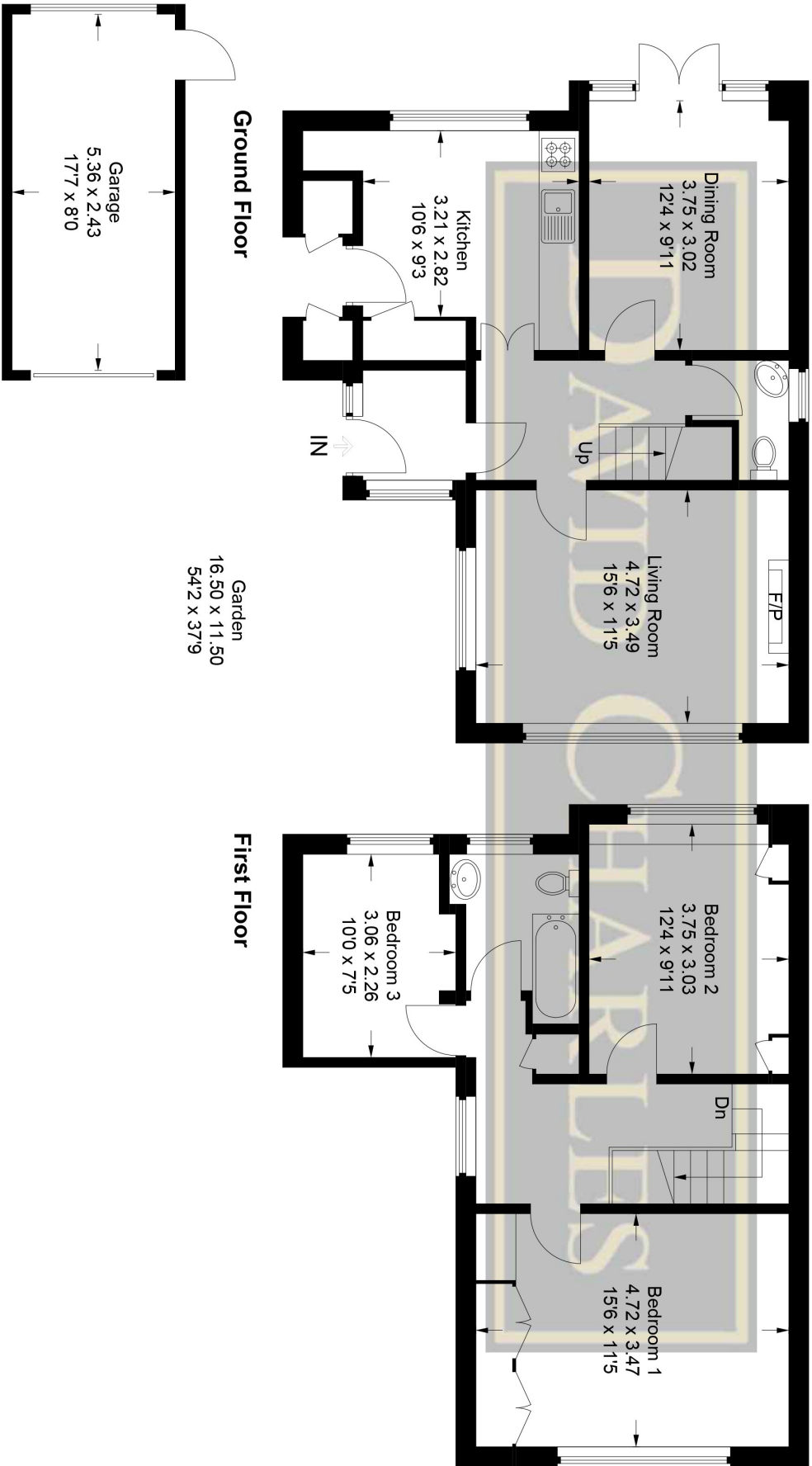
Approximate Gross Internal Area

Ground Floor = 54.5 sq m / 587 sq ft

First Floor = 51.1 sq m / 550 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 118.7 sq m / 1,278 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.