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LYNCROFT AVENUE, PINNER, MIDDLESEX, HA5 1JX



PRICE....£799,950....FREEHOLD

A wonderful opportunity to purchase this excellent skilfully extended four bedroom semi detached house (1524 sq ft). The house is nicely set back with a generous 35' front garden. Further benefits include unusually high ceilings throughout with a separate front reception and a beautifully extended bright and spacious open plan kitchen to rear (22' x 19' built 2007). Three spacious bedrooms to the first floor with a delightful modern bathroom (2016), a spacious fourth bedroom with ensuite in the loft (14' x 11'4) and a secluded 60' rear garden with an option to rent a further 40' with a garage via shared drive. Lyncroft Avenue itself is situated within West Lodge Primary School catchment area (Ofsted Outstanding) and Cannon Lane and Pinner High (subject to yearly intake) and only ten minutes walk of Pinner Metropolitan Line Station, shops and cafes.

020 8866 0222











COUNCIL TAX

London Borough of Harrow - Band E - £2,398.44

LOCAL SCHOOLS

West Lodge Primary School - 0.35 Miles

Cannon Lane Primary School - 0.52 Miles

Pinner High School - 0.59 Miles

Nower Hill High School - 0.85 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 Miles

North Harrow Station (Metropolitan Line) - 0.9 Miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Lyncroft Avenue

Approximate Gross Internal Area

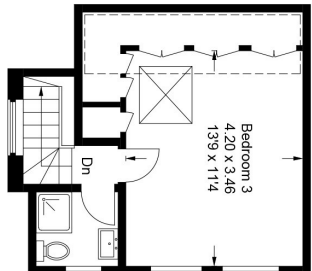
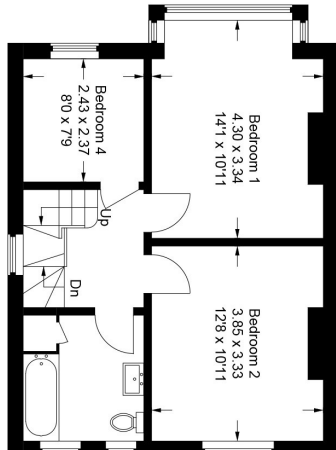
Ground Floor = 59.1 sq m / 636 sq ft

First Floor = 45.4 sq m / 489 sq ft

Second Floor = 25.1 sq m / 270 sq ft

Garage = 12 sq m / 129 sq ft

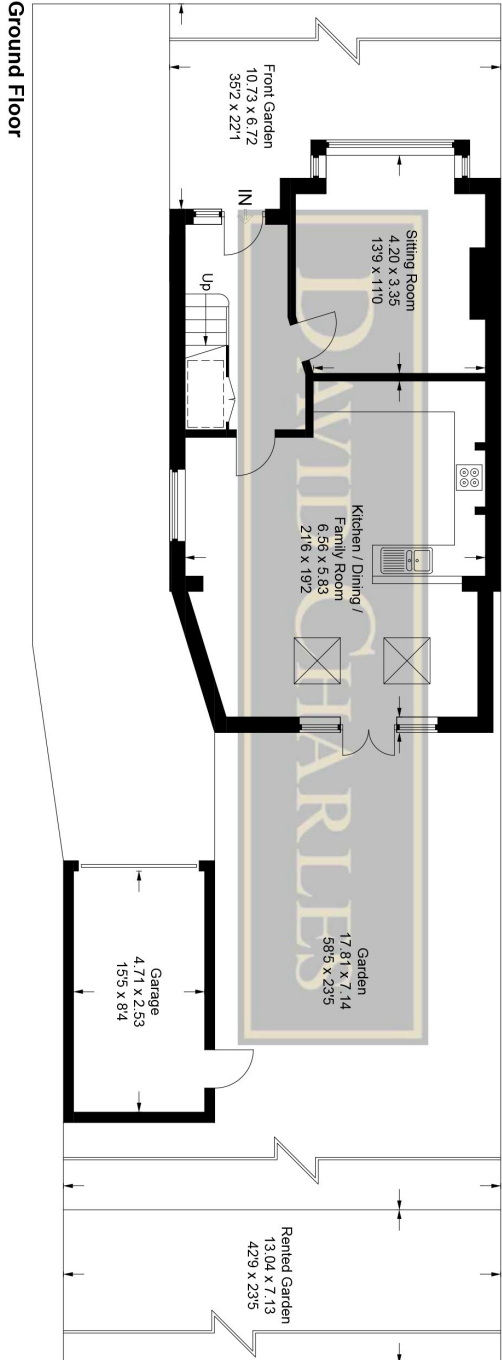
Total = 141.6 sq m / 1,524 sq ft



 = Reduced headroom below 1.5m / 5'0"

First Floor

Second Floor - Room In Roof



Ground Floor

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.