

DAVID CHARLES

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MARSH ROAD, PINNER, MIDDLESEX, HA5 5NL



PRICE....£1,100,000....FREEHOLD

This spacious four bedroom Edwardian house (2029 Sq Ft/188.5 Sq M) has character features including cast iron fireplaces, parquet flooring and original wall mouldings and cornices. The accommodation includes two interconnecting reception rooms, an 18' 'eat in' kitchen with granite worktops and a ground floor shower room. There are three double bedrooms, a 9' bedroom four and a bathroom the first floor. There is a second floor 22' x 16' family room that would be ideal as a home office or gym. The substantial rear garden has a southerly aspect and is over 150' long with a fishpond and rockery, main lawn and a double garage at the rear that could be converted into additional accommodation or used for additional parking. There is also the benefit of twin garages with electric doors accessed via Grove Road. Offered with no upper chain.

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COUNCIL TAX

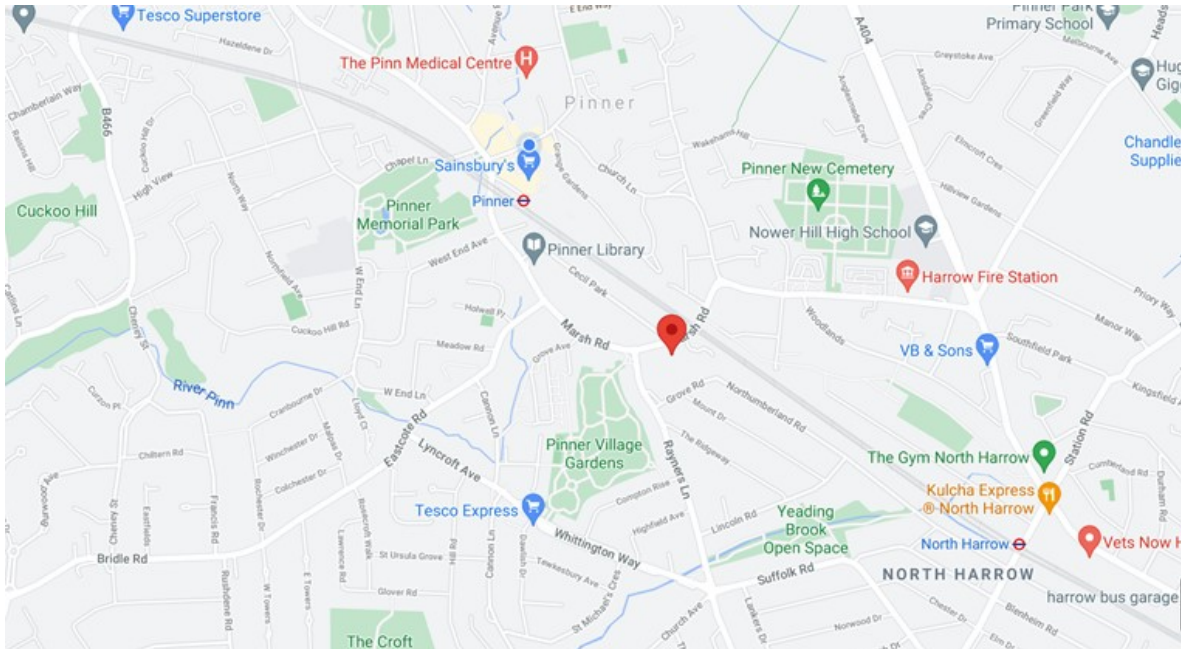
London Borough of Harrow - Band F - £2,834.52


LOCAL SCHOOLS

Reddiford Primary School - 0.2 miles
St John Fisher Primary School - 0.3 miles
Nower Hill High School - 0.7 miles
Pinner High School - 1.2 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.5 miles
North Harrow Station (Metropolitan Line) - 0.8 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Marsh Road

Approximate Gross Internal Area

Ground Floor = 82.4 sq m / 887 sq ft

First Floor = 74.7 sq m / 804 sq ft

Second Floor = 31.4 sq m / 338 sq ft

Outbuildings = 72.7 sq m / 782 sq ft

(Including Garages)

Total = 261.2 sq m / 2,811 sq ft



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.