

# DAVID CHARLES

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## **PAINES LANE, PINNER VILLAGE, MIDDLESEX, HA5 3DQ**



**PRICE....£1,900,000....FREEHOLD**

This substantial five double bedroom detached house (3307 Sq Ft/307.3 Sq M) was built for the current owners, to a high standard to their own specification approximately thirty years ago. The reception hall has composite marble tiled flooring and leads to a 27' sitting room and two further reception rooms. There is an 'eat in' kitchen with a separate utility room, a sun room and guest cloakroom. The 22' master bedroom benefits from an en-suite dressing room and bath/shower room and bedroom two has an en-suite shower room. There are three further double bedrooms and a third bathroom.

Outside the secluded 65' front garden is block paved and provides off street parking for several cars leading to a 10' wide garage. There is ample space to the side for a double story extension (STPP). The 65' x 52' rear garden has a large patio and main lawn with mature hedgerow borders. The house is located within half a mile of Pinner Village centre offering an excellent range of boutique shops, restaurants, supermarkets and the Metropolitan line train station (Baker Street in 25 minutes).

**020 8866 0222**









### **COUNCIL TAX**

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

### **LOCAL SCHOOLS**

Pinner Wood School - 0.65 Miles

Grimsdyke School - 0.75 Miles

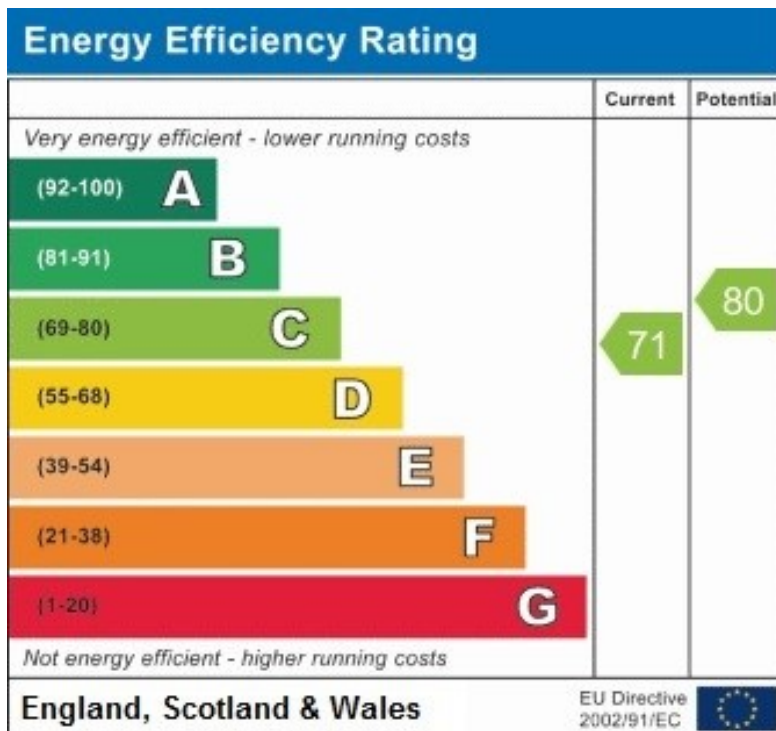
Nower Hill High School - 1.0

Hatch End High School - 1.09

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.8 Miles

Hatch End Station - 0.9 Miles



# Paines Lane

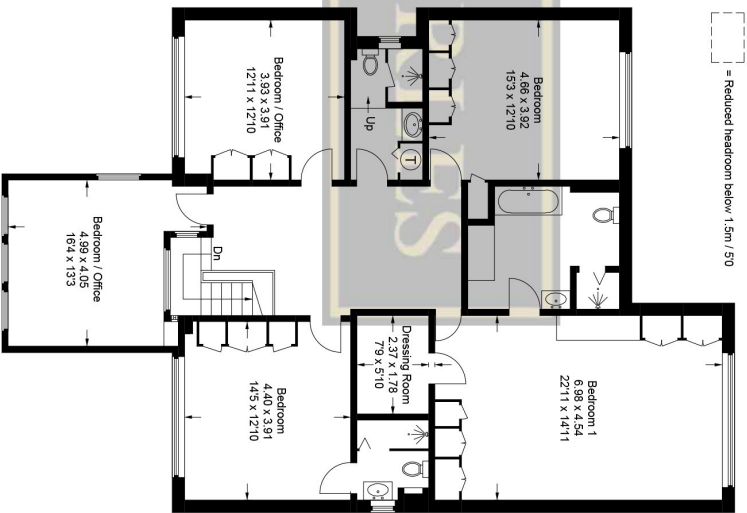
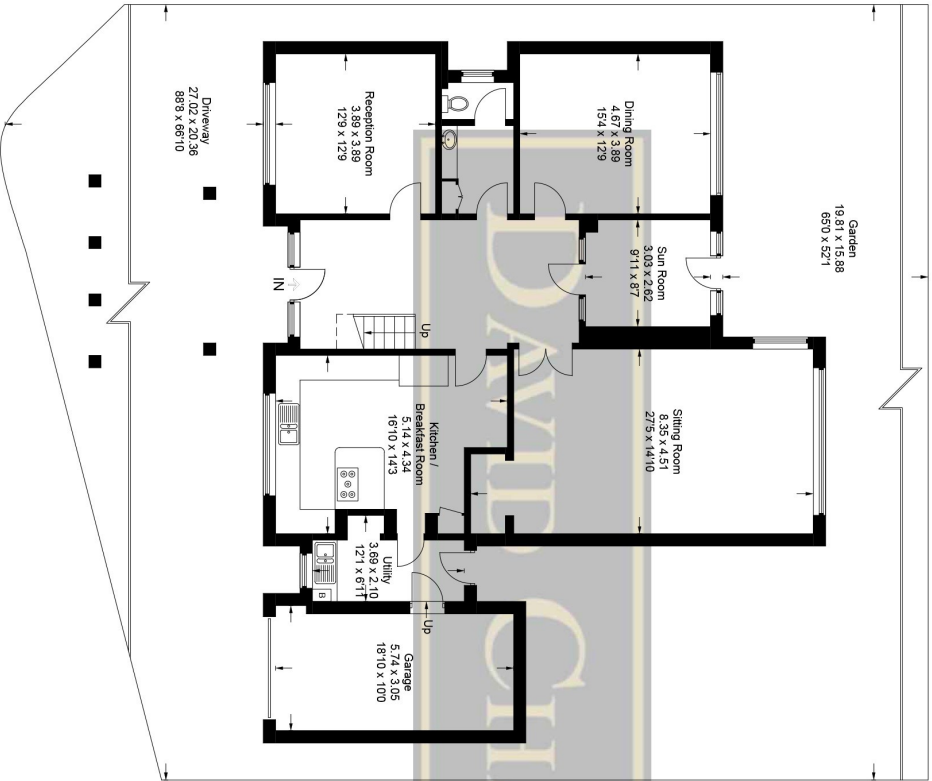
Approximate Gross Internal Area

Ground Floor = 156.1 sq m / 1,680 sq ft

(Including Garage)

First Floor = 151.2 sq m / 1,627 sq ft

Total = 307.3 sq m / 3,307 sq ft



**Ground Floor**

**First 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*