

# DAVID CHARLES

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## CRANBOURNE DRIVE, PINNER, MIDDLESEX, HA5 1BZ



**PRICE....£1,125,000....FREEHOLD**

This well presented and extended four bedroom detached family house (146.2 sq.m/1,574 sq.ft) is situated on the ever popular Buckley Estate and located within the catchment area of both West Lodge & Cannon Lane Primary School and Pinner High School. It is 0.7 miles from Pinner Village Centre which offers a vast array of shopping and transport facilities including the Metropolitan Line tube station. The accommodation on the ground floor comprises a 19'9ft sitting room with wooden bi-fold doors adjoining an 11'11ft dining room, 19'9ft kitchen/breakfast room leading to separate 8'6ft utility room and guest shower room/WC. On the first floor there are four bedrooms and a family bathroom. Outside the front offers off street parking for two cars leading to a 15'5ft garage and a 82ft south facing rear garden with patio area and steps leading to lawn with mature shrub and flower borders. The property also offers good potential to extend (subject to the usual planning permissions).

**020 8866 0222**



















## COUNCIL TAX

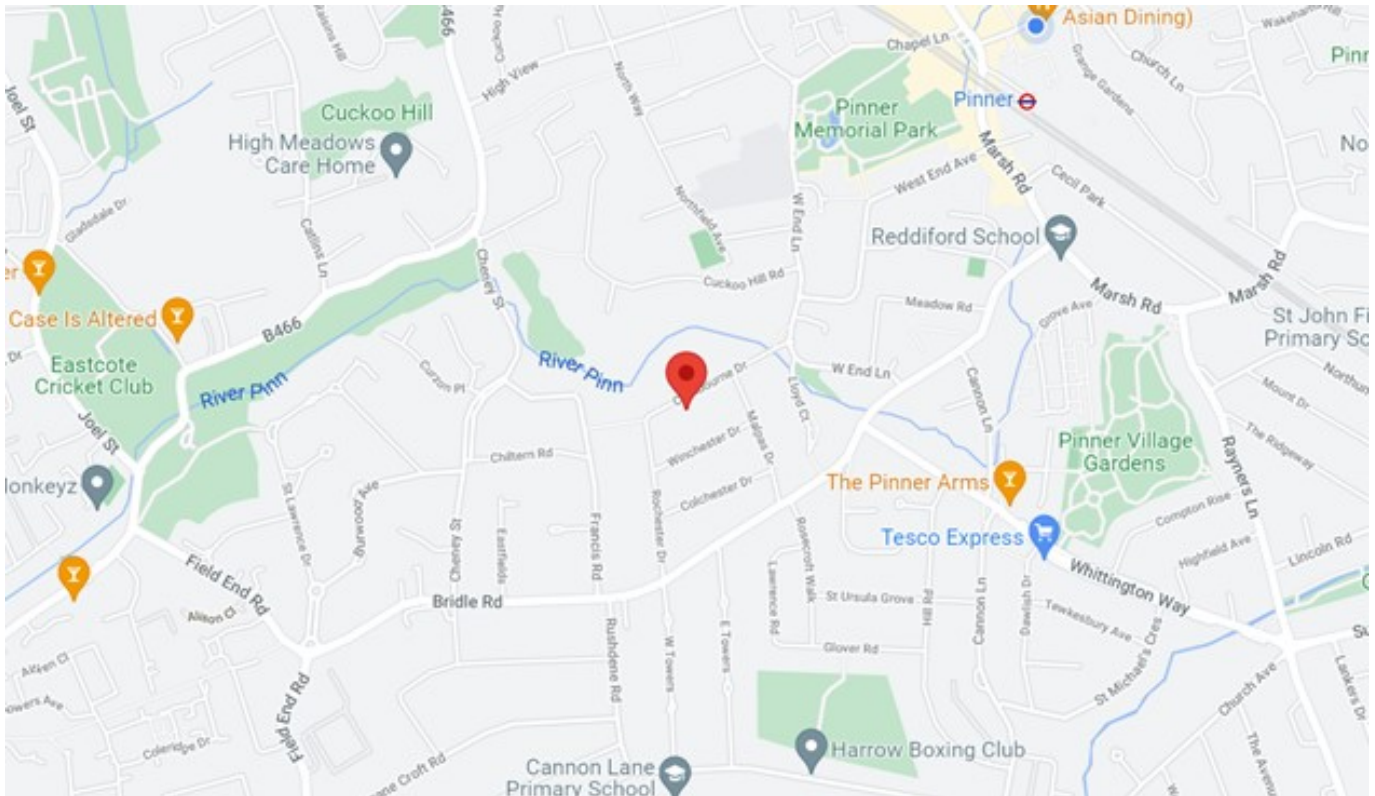
London Borough of Harrow - Band G - £3,270.60

## LOCAL SCHOOLS

West Lodge Primary School - 0.29 miles  
Cannon Lane Primary School - 0.47 miles  
Pinner High School - 0.6 miles  
Nower Hill High School - 1.12 miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 miles  
Eastcote Station (Metropolitan/Piccadilly) - 1.0 miles



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

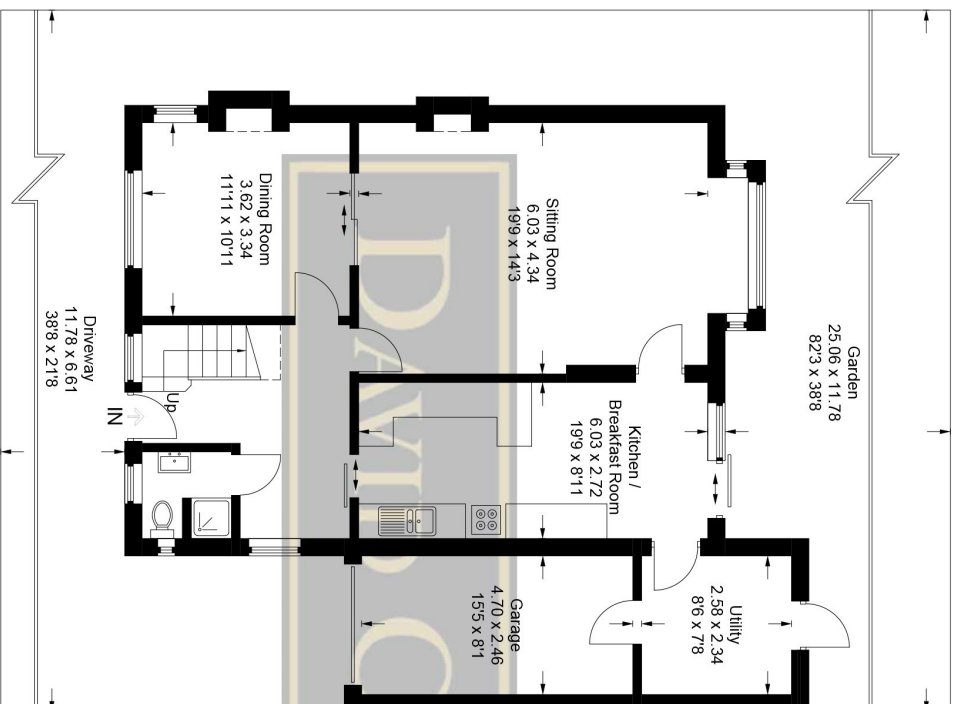
# Cranbourne Drive

Approximate Gross Internal Area

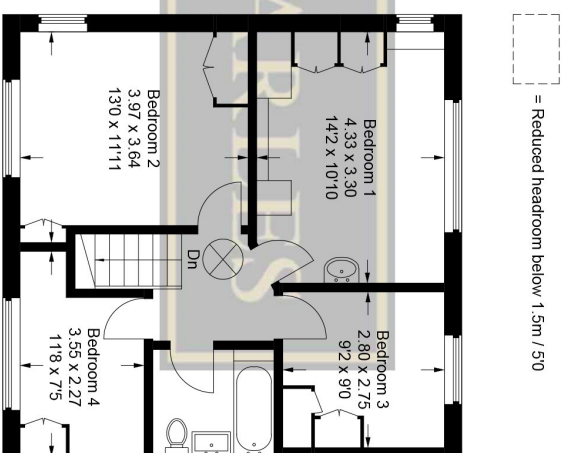
Ground Floor = 92.6 sq m / 997 sq ft

First Floor = 53.6 sq m / 577 sq ft

Total = 146.2 sq m / 1,574 sq ft  
(Including Garage)



## 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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