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WEST TOWERS, PINNER, MIDDLESEX, HA5 1UA



PRICE....£879,950....FREEHOLD

This extended three bedroom semi detached family home (1356 Sq Ft excluding garage) is in a conservation area within less than half a mile of Cannon Lane and Pinner High Schools. Pinner town centre is also only a few minutes' drive away. The accommodation has two spacious reception rooms with wood flooring and feature fireplaces, a 21' x 18' L shaped kitchen/ breakfast room and a ground floor shower room. The first floor landing has an original, leaded light stain glass window, two double bedrooms, a 9' bedroom three (all with fitted wardrobes) and a family bathroom. Outside the landscaped garden is 83' long and there is a 37' double garage with a workshop and off street parking for several cars. Set on a wider than average plot, there is excellent scope for a double story side extension and loft conversion (STPP), making it future proof for the growing family.

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COUNCIL TAX

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

LOCAL SCHOOLS

Cannon Lane Primary School - 0.25 miles

West Lodge Primary School - 0.5 miles

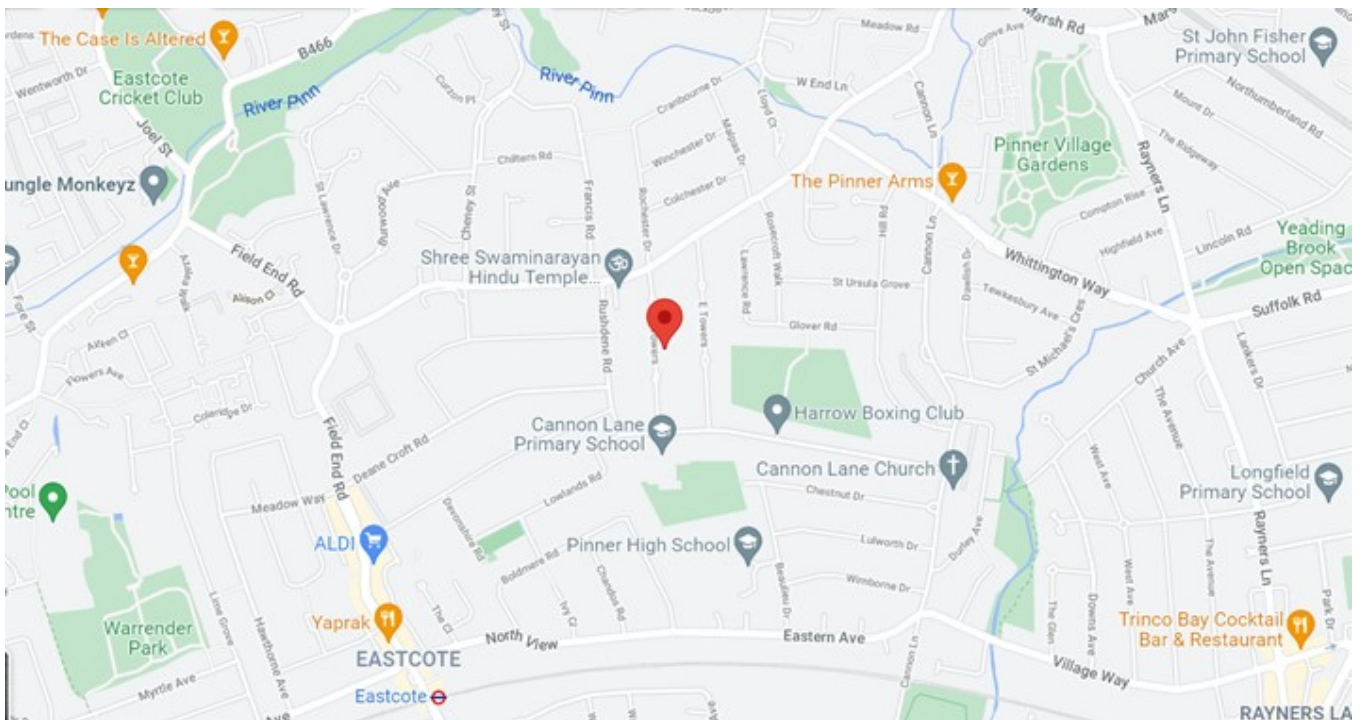
Pinner High School - 0.38 miles

Nower Hill High School - 1.18 miles

LOCAL TRANSPORT

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

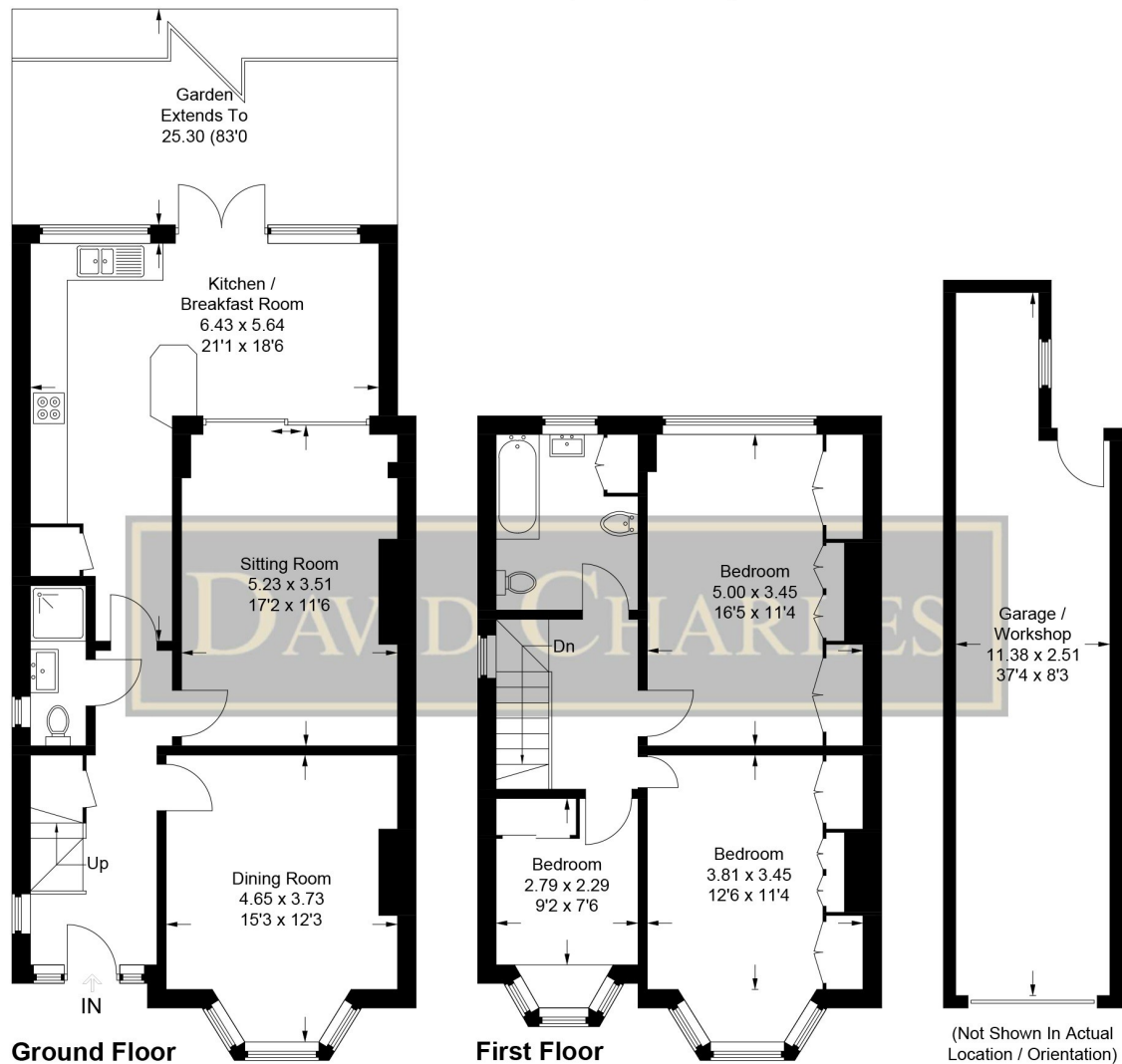
Pinner Station (Metropolitan Line) - 1.0 miles



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 81 |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

West Towers

Approximate Gross Internal Area
Ground Floor = 72 sq m / 775 sq ft
First Floor = 54 sq m / 581 sq ft
Garage / Workshop = 25.7 sq m / 277 sq ft
Total = 151.7 sq m / 1,633 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.