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BURLINGTON CLOSE, PINNER, MIDDLESEX, HA5 2TP



PRICE....£925,000....FREEHOLD

This well presented and extended four bedroom detached family house (1767 sq ft/164.1 sq m) is located in a modern cul de sac development just off Tolcarne Drive within the catchment areas of Northwood and Haydon Secondary Schools and Harlyn and Pinner Wood Primary Schools. The ground floor accommodation comprises of two reception rooms, a contemporary fitted kitchen/breakfast room with granite worktops, a utility room and guest WC. The first floor comprises of a master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms with fitted wardrobes and a single bedroom four and family bathroom. Outside there is a single garage with driveway and a secluded rear garden with a large patio and main lawn.

020 8866 0222











COUNCIL TAX

London Borough of Hillingdon - Band G - £2,764.77

LOCAL TRANSPORT

Northwood Hills Station - 0.6 mile

Pinner Station - 1.2 miles

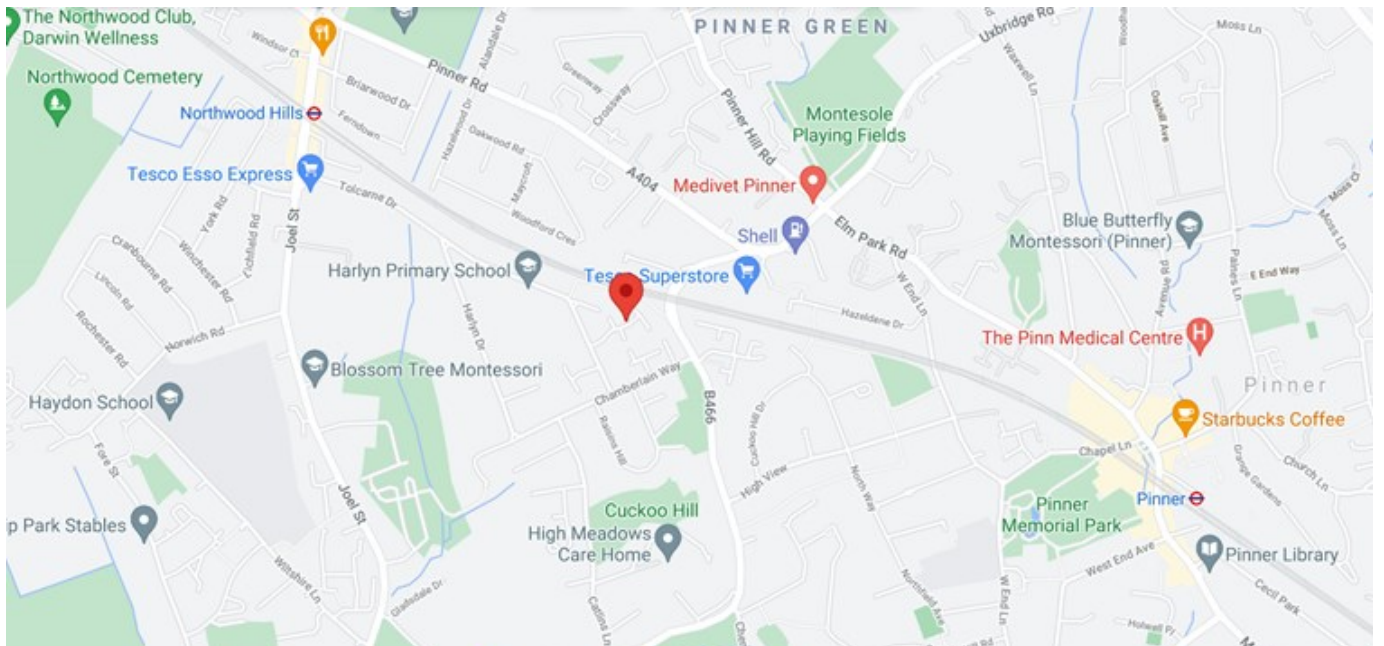
LOCAL SCHOOLS


Pinner Wood School - 0.5 miles

Harlyn Primary School - 0.1 miles

Northwood School - 0.5 miles

Haydon School - 0.6 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

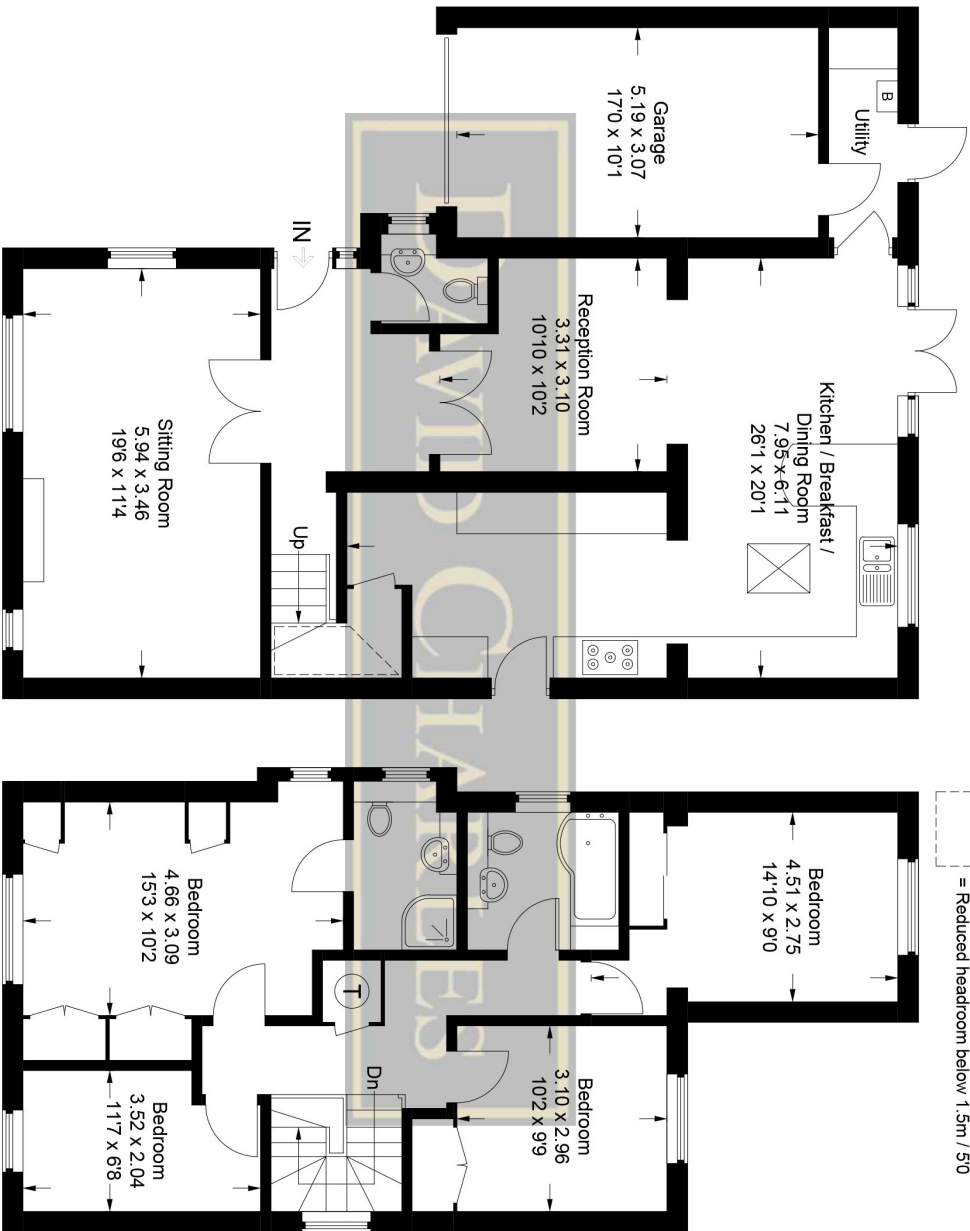
Burlington Close

Approximate Gross Internal Area

Ground Floor = 99.1 sq m / 1,067 sq ft

First Floor = 65 sq m / 700 sq ft

Total = 164.1 sq m / 1,767 sq ft
(Including Garage)



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

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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