

# DAVID CHARLES

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## BARROW POINT AVENUE, PINNER VILLAGE, HA5 3HG



**PRICE....£925,000....FREEHOLD**

The property is a 1930's three bedroom semi detached family house (1194sq.ft/110.9sq.m), situated in this desirable location in the heart of Pinner Village and within easy reach of local shops, restaurants, coffee shops, M&S Food Hall, Sainsburys Supermarket and Pinner Metropolitan Line Tube Station. The ground floor accommodation comprises of 15'7ft living room with leaded light casement windows, 15'2ft dining room with French doors to garden, and a 9'10ft kitchen. On the first floor there are three bedrooms, bathroom, and separate WC. Outside, there is a 16'7ft garage with own drive and off street parking for one car, an approximately 130ft east backing rear garden mainly laid to lawn with mature shrub and flower borders, patio area and side access. The property benefits from being sold chain free and extension potential to the side, rear, and loft to future proof for any growing family (Subject to Planning Permission).

**020 8866 0222**









## COUNCIL TAX

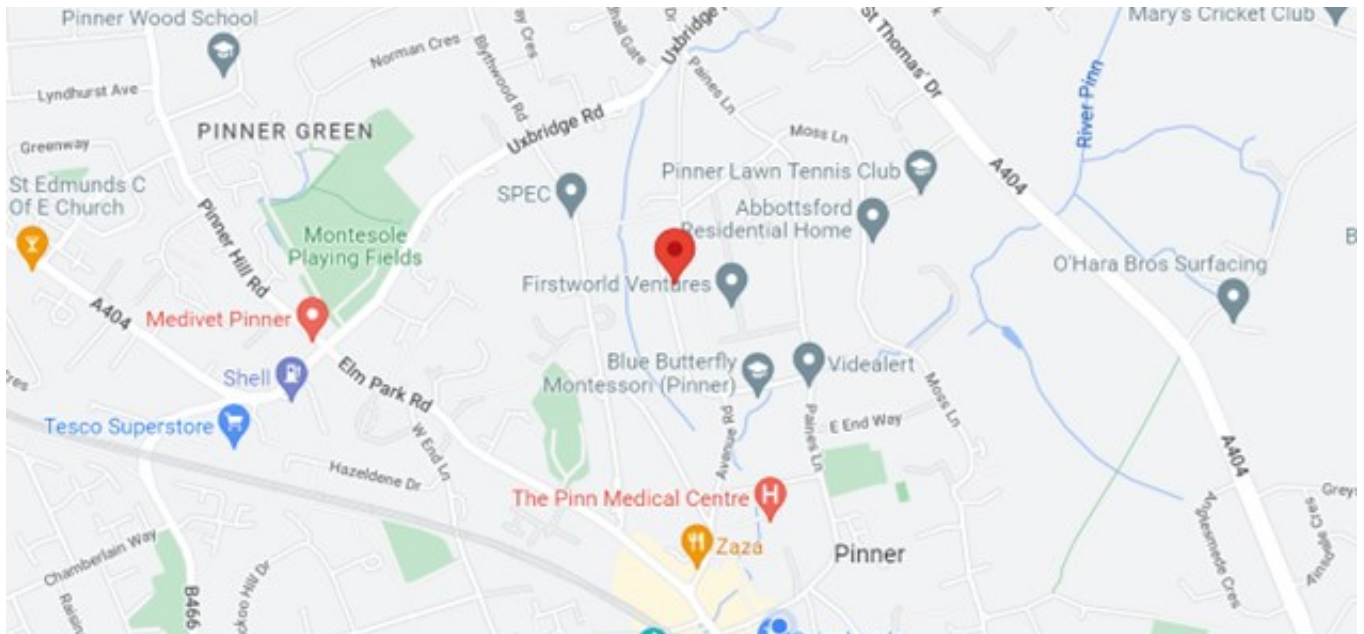
London Borough of Harrow - Band F - £2,949.69


## LOCAL SCHOOLS

Pinner Wood School - 0.59 miles  
West Lodge Primary School - 0.63 miles  
Nower Hill High School - 1.0 miles  
Hatch End High School - 1.21 miles

## LOCAL TRANSPORT

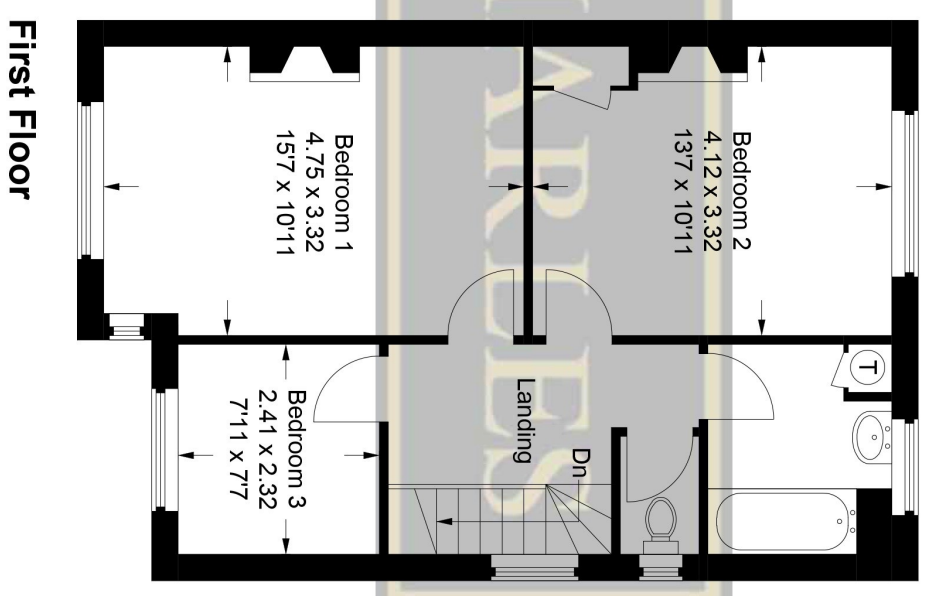
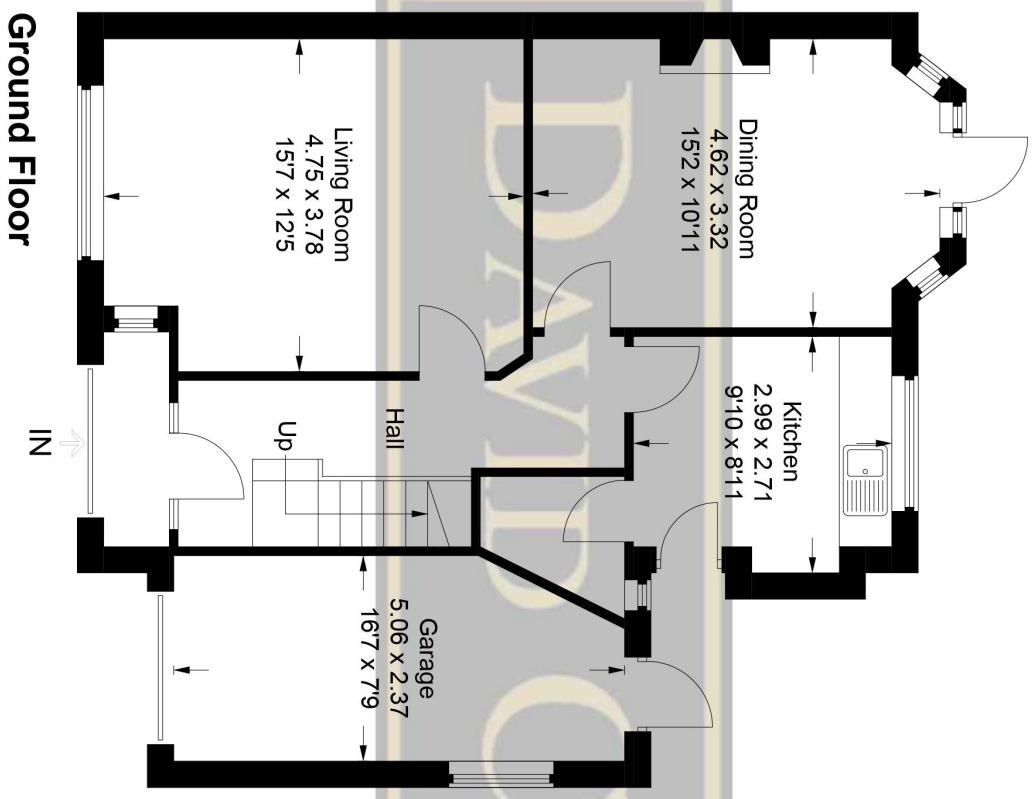
Pinner Metropolitan Line Train Station - 0.6 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

# Barrow Point Avenue

Approximate Gross Internal Area  
 Ground Floor = 64.1 sq m / 690 sq ft  
 First Floor = 46.8 sq m / 504 sq ft  
 Total = 110.9 sq m / 1,194 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.*

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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