

# DAVID CHARLES

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## ALBURY DRIVE, PINNER, MIDDLESEX, HA5 3RN



**PRICE....£980,000....FREEHOLD**

This attractive three bedroom link detached Artegan house (1511 sq ft/140.4 sq m, excluding the home office/guest bedroom) has been extended to provide spacious living accommodation. This includes two reception rooms, a study and an eat-in kitchen with granite worktops. There is also a ground floor shower room and cloakroom. The first floor has two double bedrooms and a single bedroom, all with fitted wardrobes together with a bathroom and separate WC. At the front of the house there is parking for up to three cars leading to a single garage. The 98 ft rear garden benefits from a southerly aspect with two sun trap patio areas, a main lawn with mature hedgerow and tree borders. At the bottom of the garden is the well equipped home office with shower, basin, WC and air conditioning. The house is located within 0.1 miles of Pinner Wood School and 0.7 miles of Northwood School (both Ofsted outstanding). Pinner underground station is also approximately 1 mile away. (Baker St 25 mins).

**020 8866 0222**











## COUNCIL TAX

London Borough of Harrow - Band G - £3,403.49

## LOCAL SCHOOLS

Pinner Wood School - 0.1 miles  
Hillside Junior School - 0.8 miles  
Northwood School - 0.7 miles  
Haydon School - 1.5 miles

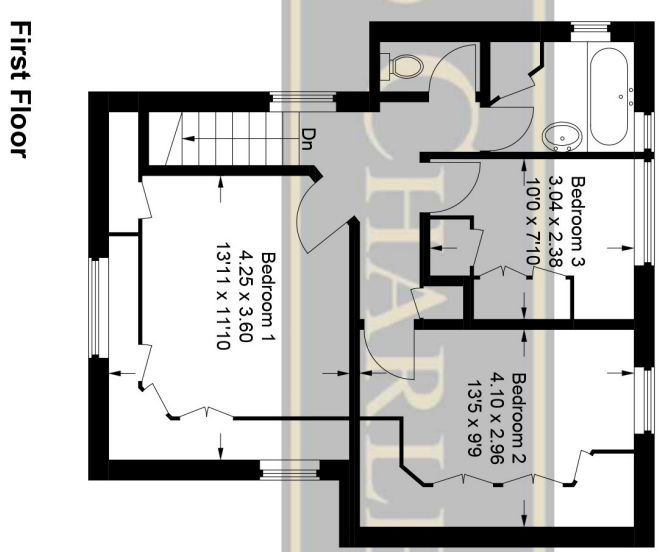
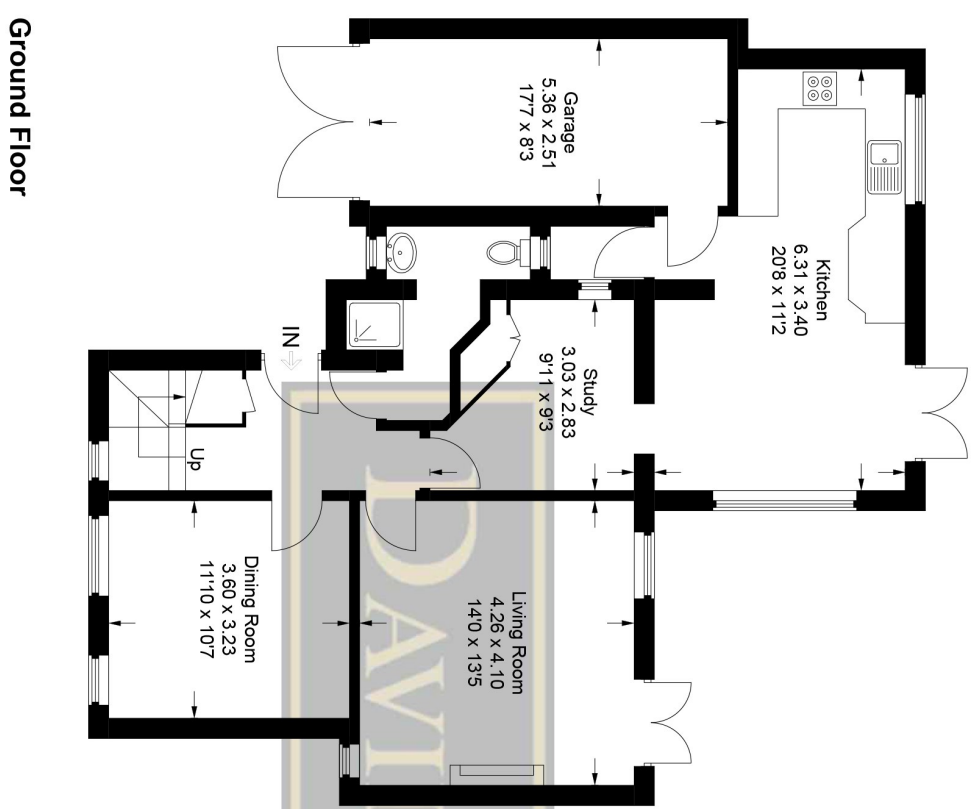
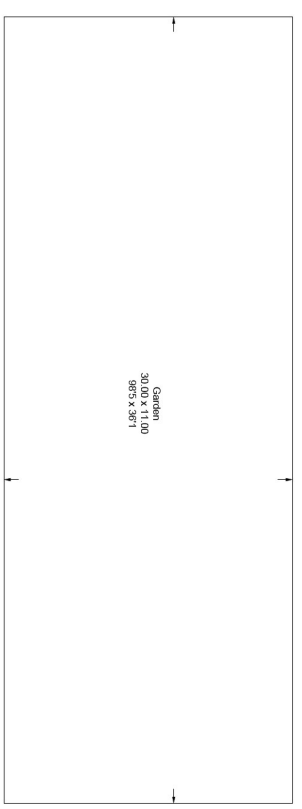
## LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.9 miles  
Pinner Station (Metropolitan Line) - 1.2 miles



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-100) <b>A</b>                           |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 70        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 46                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |

Approximate Gross Internal Area  
 Ground Floor = 91.5 sq m / 985 sq ft  
 First Floor = 48.9 sq m / 526 sq ft  
 Home Office / Guest Bedroom = 22.0 sq m / 237 sq ft  
 Total = 162.4 sq m / 1,748 sq ft  
 (Including Garage)



**Home Office / Guest Bedroom**  
 (Not Shown In Actual Location / Orientation)

**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.