

DAVID CHARLES

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THE SQUIRRELS, PINNER VILLAGE, MIDDLESEX HA5 3BD



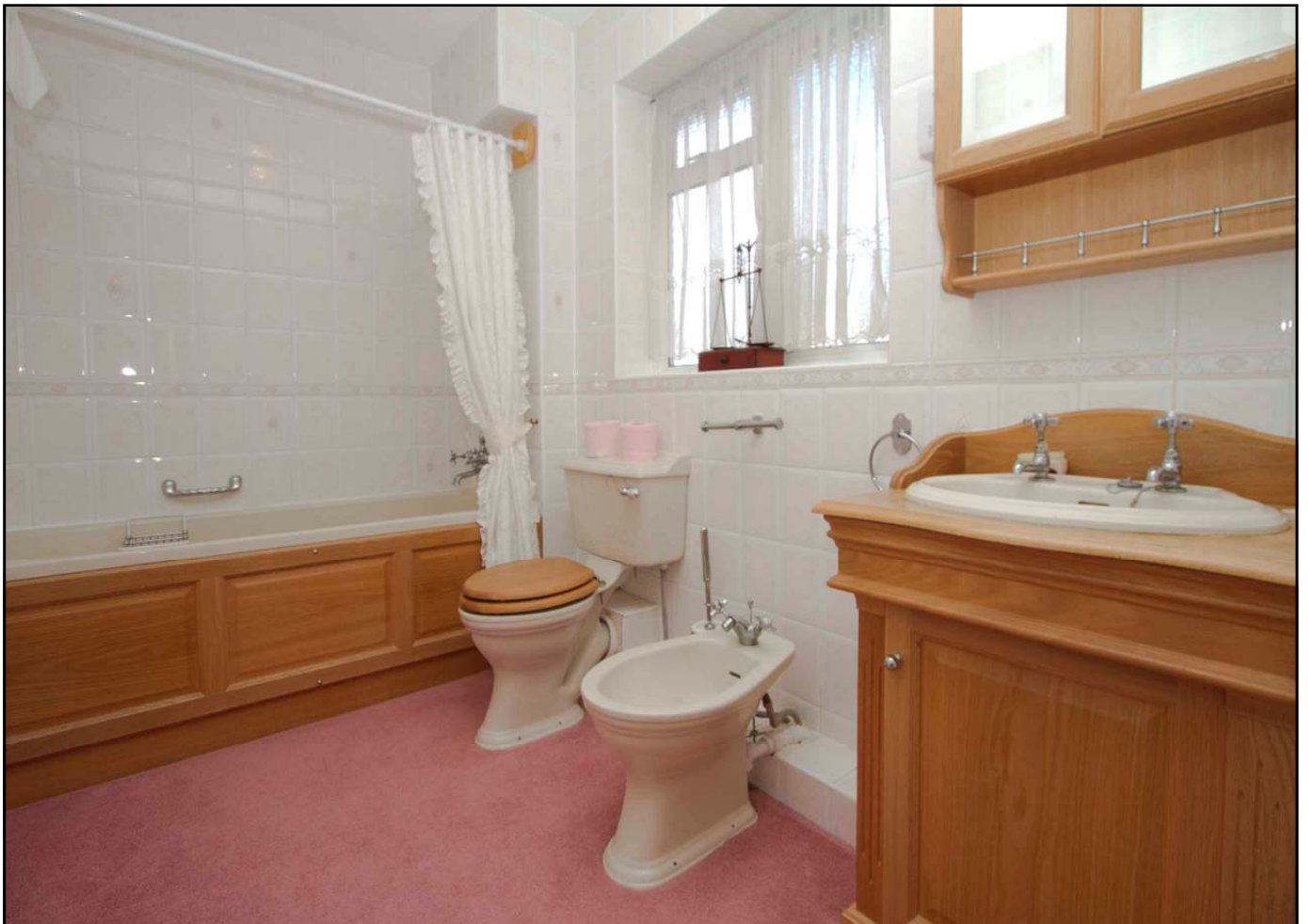
PRICE £699,950 FREEHOLD

Located in the heart of Pinner Village this four bedroom detached family home is offered with the advantage of vacant possession. It is ideally located within a few minutes walk of Pinner Village centre with its attractive High Street, selection of restaurants, bistros, boutique shops and the Metropolitan Line train station (Baker Street 25 minutes). The spacious and versatile accommodation includes a substantial 32' x 13' double reception room, fitted kitchen and a study/guest bedroom. There is a ground floor WC and to the first floor the 17' sq master bedroom incorporates a large ensuite bathroom. There are two further double bedrooms, a 9' bedroom four and a second family shower room. Outside the front offers off street parking leading to a 17' x 13' garage and the secluded rear garden has a paved patio, main lawn and mature tree borders.

020 8866 0222









COUNCIL TAX

London Borough of Harrow, Band G - £2,493.95.

LOCAL SCHOOLS

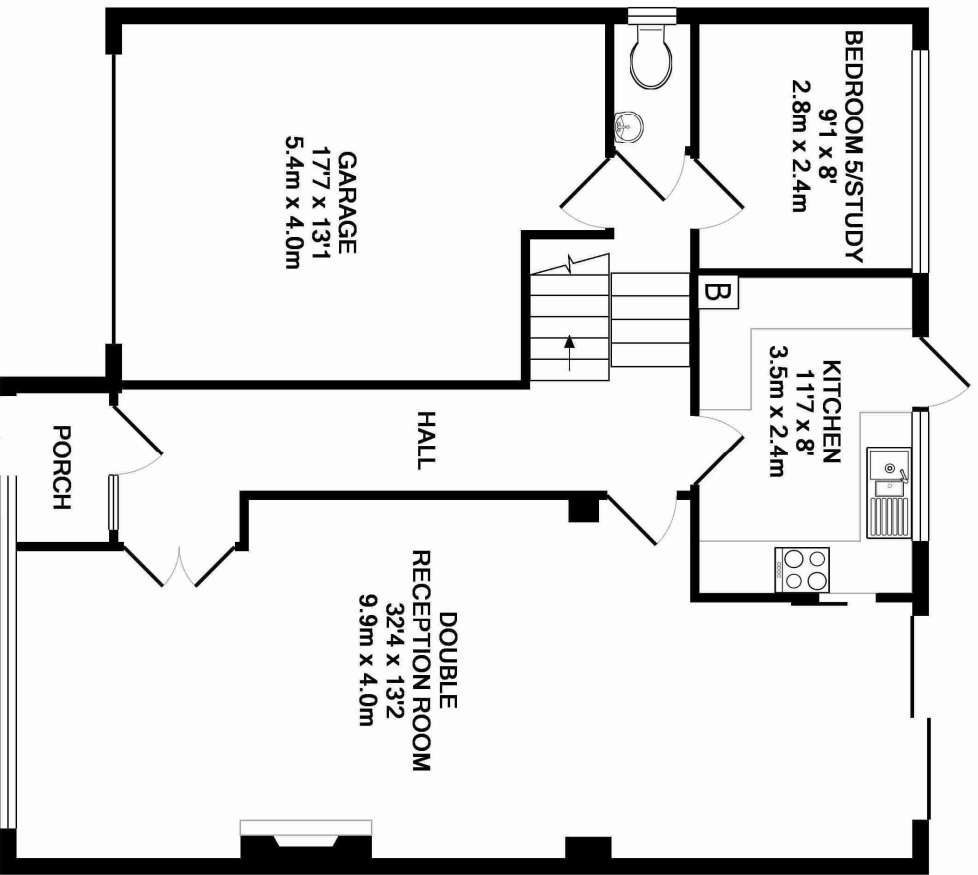
- St John Fisher RC Primary School - 0.3 miles
- Reddiford School - 0.3 miles
- Nower Hill High School - 0.4 miles

LOCAL TRANSPORT

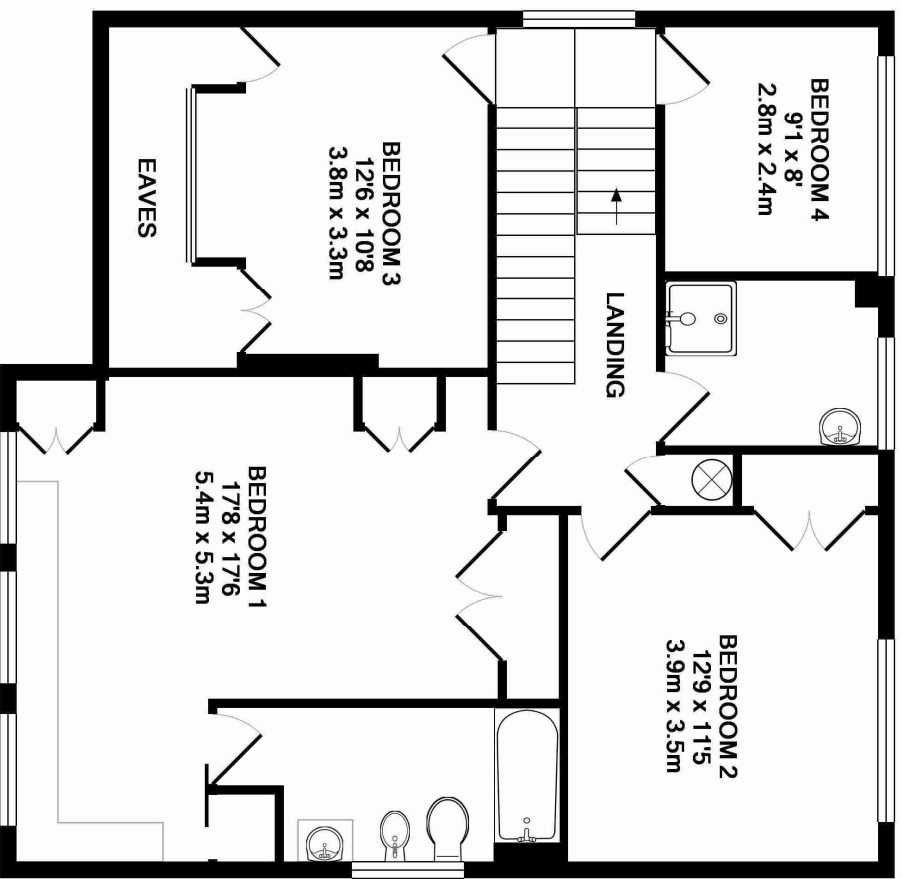
- Pinner Metropolitan Line Station - 0.4 miles
- North Harrow Metropolitan Line Station - 0.8 miles

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 925 SQ.FT.
(85.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 892 SQ.FT.
(82.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1817 SQ.FT. (168.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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