

DAVID CHARLES

PRESTIGE HOMES

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OLD HALL DRIVE, PINNER, MIDDLESEX HA5 4SW

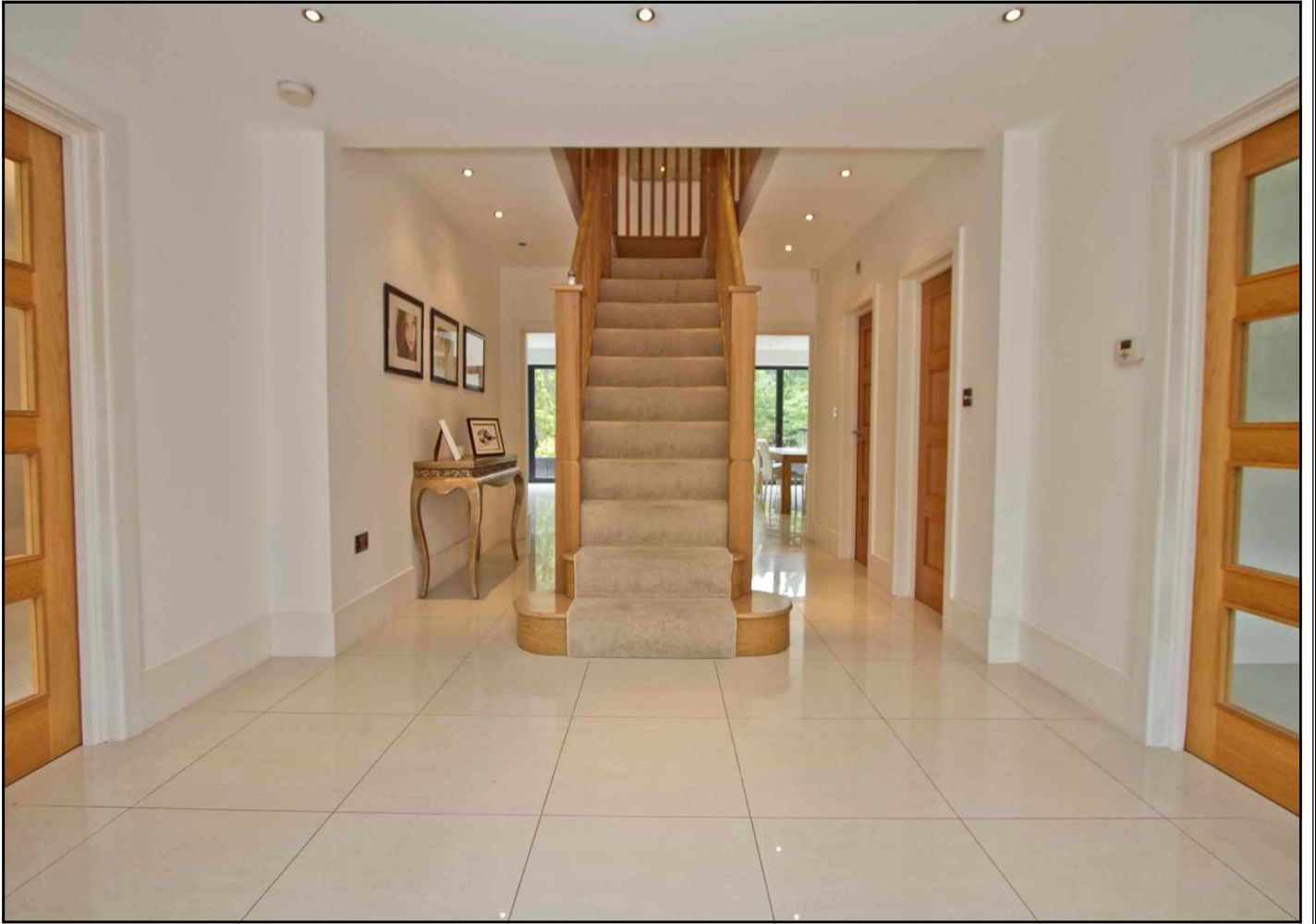


GUIDE PRICE £2,250,000 FREEHOLD

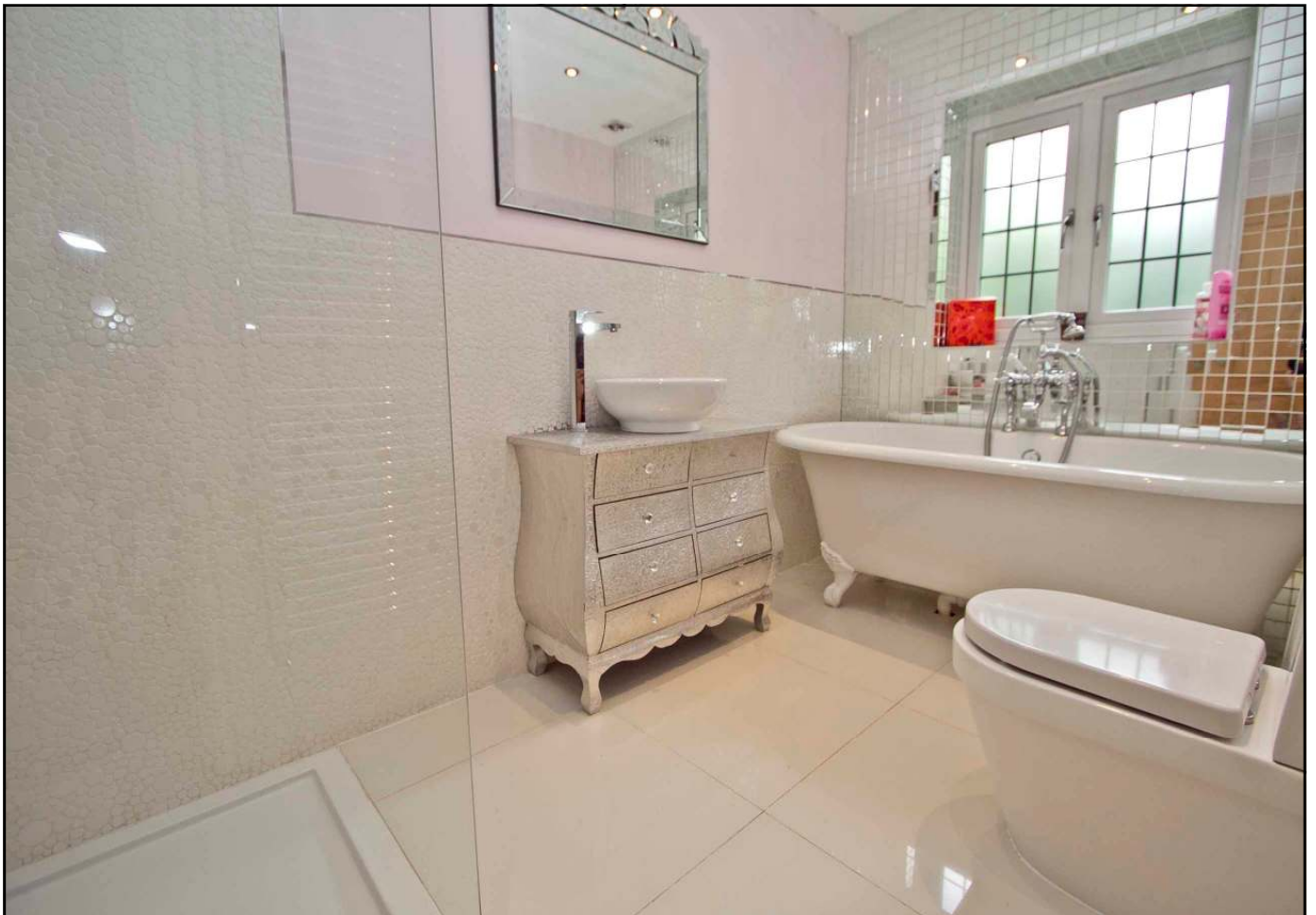
This stunning five bedroom detached residence (4,586 sq ft) has been completely remodelled and updated to an exceptionally high standard by the present owners. Old Hall Drive is a picturesque private road with a small bridge crossing over the River Pinn with mature trees giving the area a semi rural feel.

Pine Ridge can be found at the end of the road set on a bold plot approaching $\frac{1}{2}$ an acre with a deep gravelled carriage drive leading to the property and allowing for off street parking for several cars. The ground floor accommodation is adorned with porcelain tiled flooring and under floor heating and includes a reception hall with central staircase, three reception rooms and an outstanding 24' x 21' 'eat-in' kitchen with contemporary soft gloss units, fitted Miele appliances, Corian work surfaces and a separate utility room. There are bi-folding glass doors to the principle reception rooms, kitchen and two largest bedroom suites allowing natural light to flood through the house. The first floor offers four double bedrooms with en-suite bathrooms and a walk-in wardrobe to the principle bedroom. The second floor is presently arranged as a vast games/cinema room with en-suite shower room and could easily be reconfigured to provide a number of uses. Outside to the rear the large York stone terrace leads onto a substantial lawned garden and a second mature garden area behind with a 26' self contained home office/hobbies room with separate kitchen area and shower room.

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COUNCIL TAX

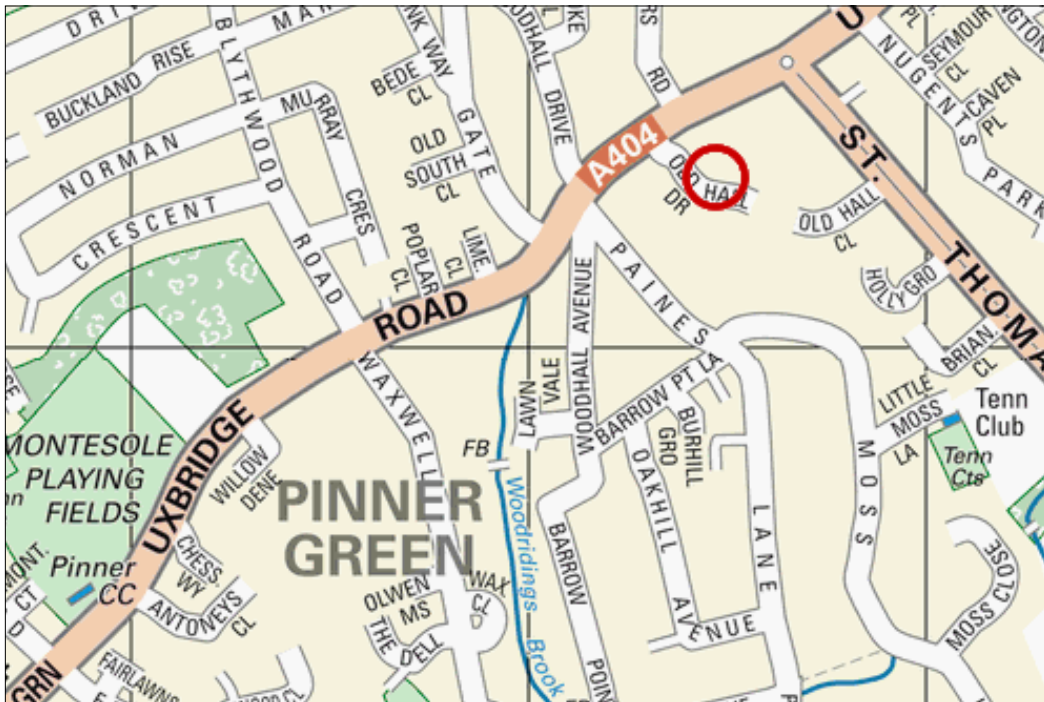
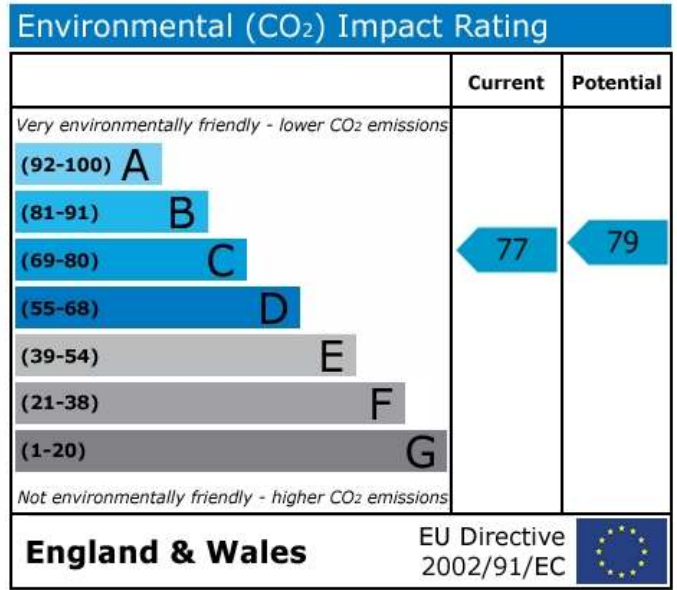
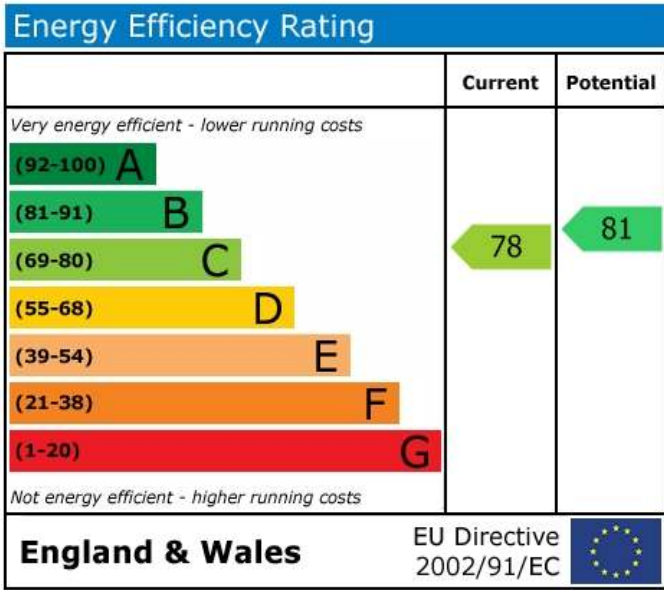
London Borough of Harrow - Band G - £2,493.95.

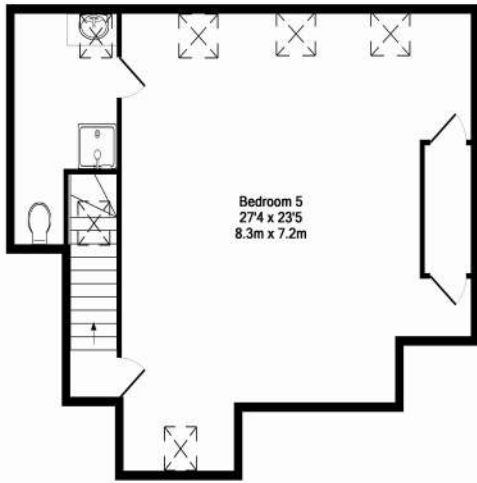
LOCAL SCHOOLS

Grimsdyke First & Middle School - 1 mile
 West Lodge First & Middle School - 1.3 miles

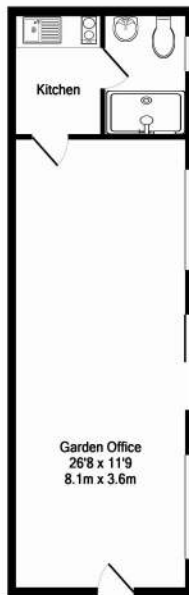
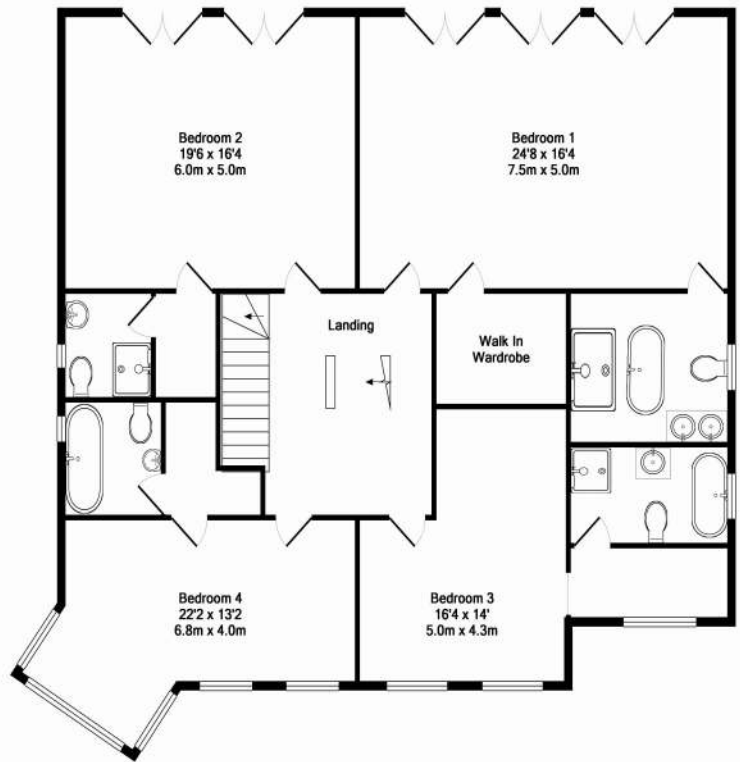
LOCAL TRANSPORT

Hatch End Broadway Overground Station - 0.6 miles
 Pinner Underground Station - 0.8 miles



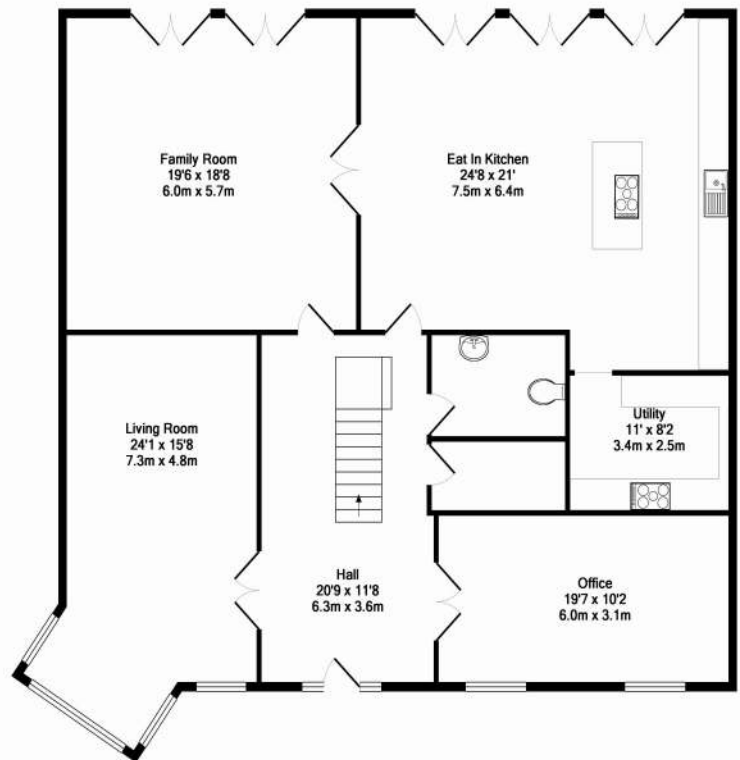


2ND FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)



OOTBUILDING
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1728 SQ.FT.
(160.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1769 SQ.FT.
(164.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 4586 SQ.FT. (426.0 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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