

DAVID CHARLES

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MOSS CLOSE, PINNER VILLAGE, MIDDLESEX HA5 3AY



PRICE £695,000 ... FREEHOLD

This three bedroom detached family home is set in the heart of Pinner Village on a quiet residential no through road, offering excellent extension potential subject to planning permission. The current accommodation includes a 20' living room, separate dining room and a 20' kitchen. There is a guest cloakroom and to the first floor three double bedrooms and a family bathroom. Outside the front offers off street parking for three cars leading to a single garage, while the spacious rear garden has a pleasant easterly aspect and backs onto Halls Farm open fields. The property requires updating which has been reflected in the competitive asking price and is offered with the advantage of no upper chain.

020 8866 0222



COUNCIL TAX

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


LOCAL SCHOOLS


West Lodge First & Middle School - 0.4 miles

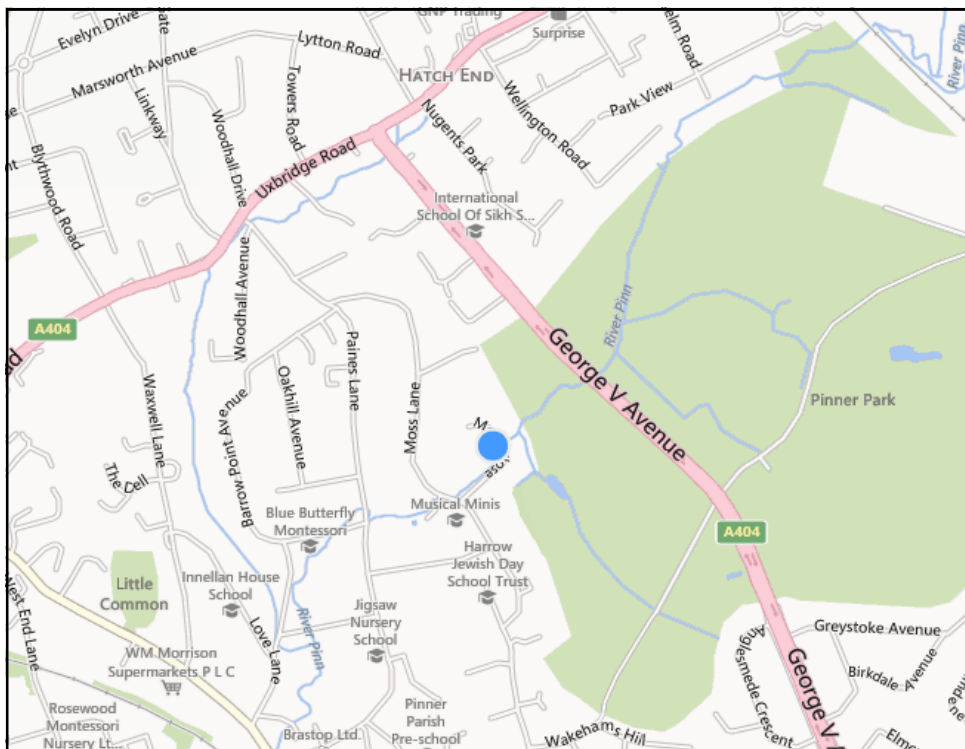
St John Fisher First & Middle School - 0.3 miles

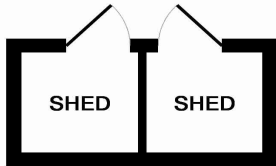
LOCAL TRANSPORT

Pinner Underground Station - 0.5 miles.

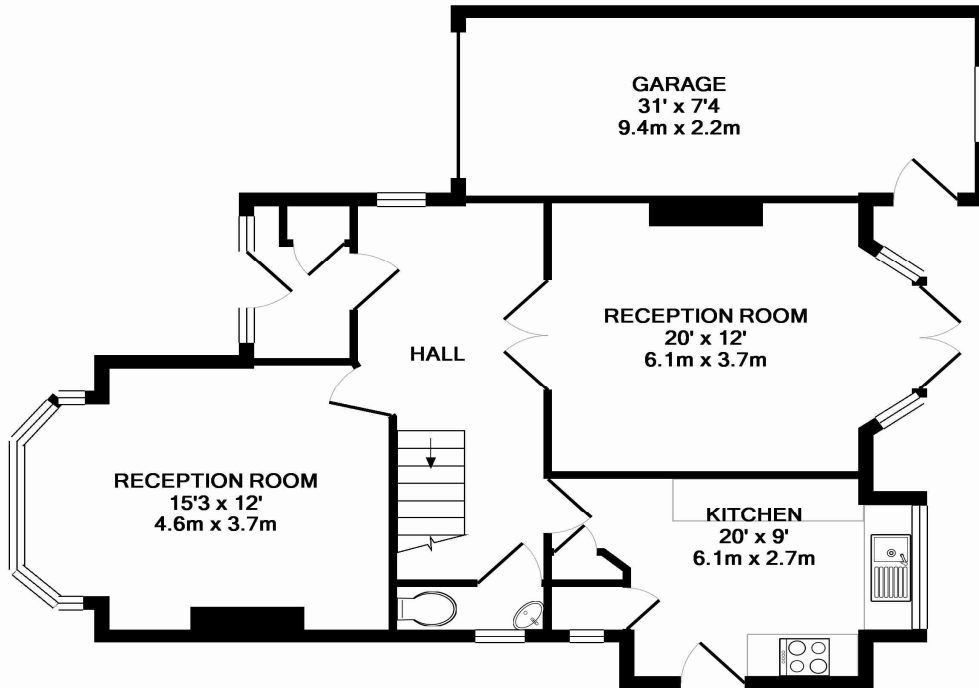
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

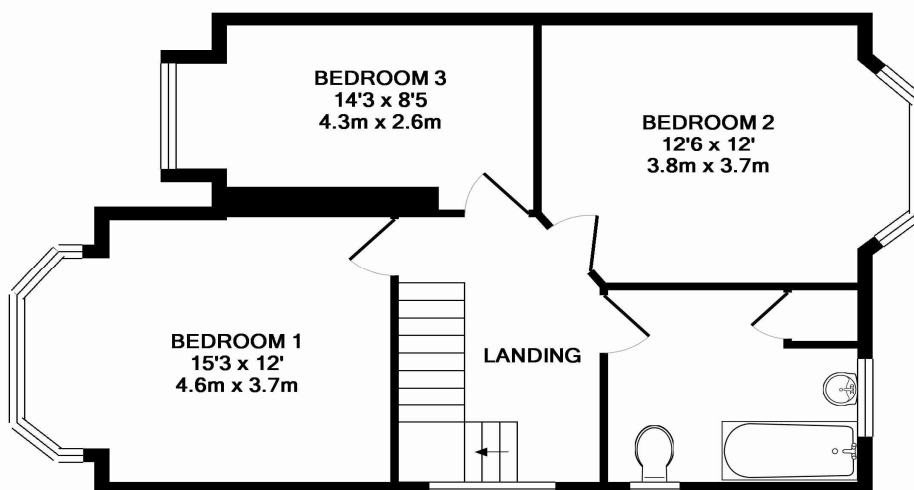




OUTBUILDING
APPROX. FLOOR
AREA 49 SQ.FT.
(4.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1391 SQ.FT. (129.2 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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