

DAVID CHARLES

PRESTIGE HOMES

THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW

TELEPHONE 020 8866 0222 • FAX 020 8868 3544

WEBSITE www.david-charles.co.uk • E-MAIL pinnersales@david-charles.co.uk

LOVE LANE, PINNER VILLAGE, MIDDLESEX HA5 3EX



PRICE ... £769,950 ... FREEHOLD

This four bedroom modern detached house is ideally located in the heart of Pinner Village within a ¼ of a mile of a wide range of restaurants, shopping facilities and the Metropolitan Line train station. Good local schooling is also within walking distance. The own drive has off street parking for two cars leading to twin garages. The internal accommodation includes an impressive 24' x 13'4 double reception room with attractive wood blocked flooring, a 10' square 'eat in' kitchen with adjoining utility room and a guest cloakroom. The first floor offers four double bedrooms (one en suite) and a second family bathroom. Outside the pretty rear garden has a south westerly aspect with a paved patio and main lawn with fruit trees, flowerbed and shrub borders and gated access to Waxwell Lane. There is scope to extend the property further including converting the integral garage to a further reception and enlarging the 'eat-in' kitchen (SSTP). The property is offered with no upper chain.

020 8866 0222







COUNCIL TAX

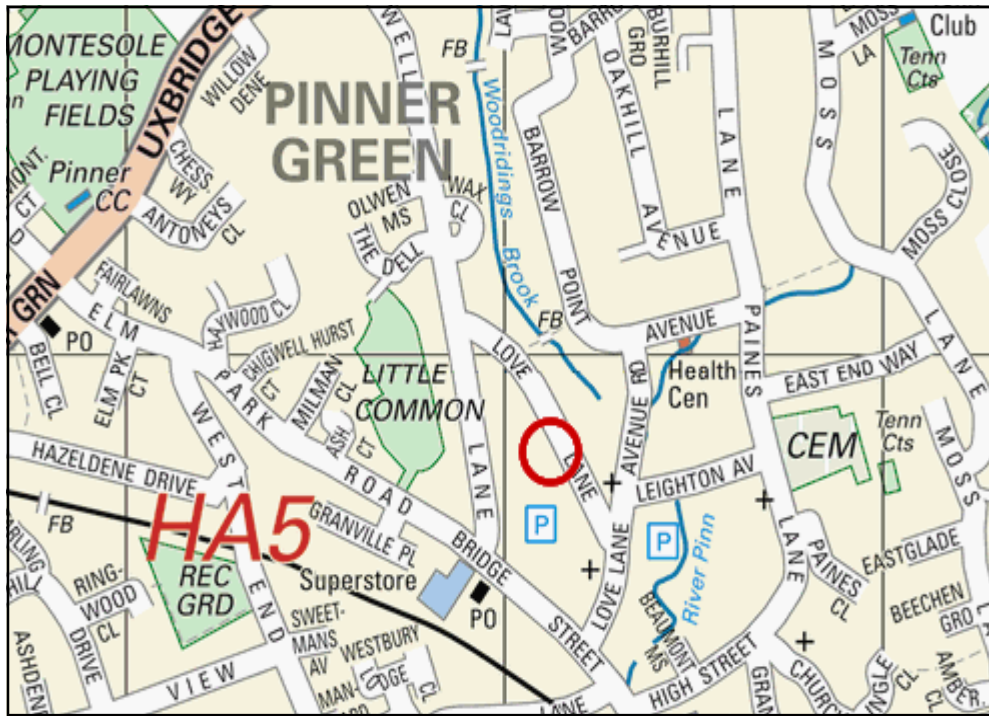
London Borough of Harrow Band G - £2,493.95.

LOCAL SCHOOLS

West Lodge School (First & Middle) 0.4 miles.

LOCAL TRANSPORT

Pinner Underground Station - 0.3 miles.

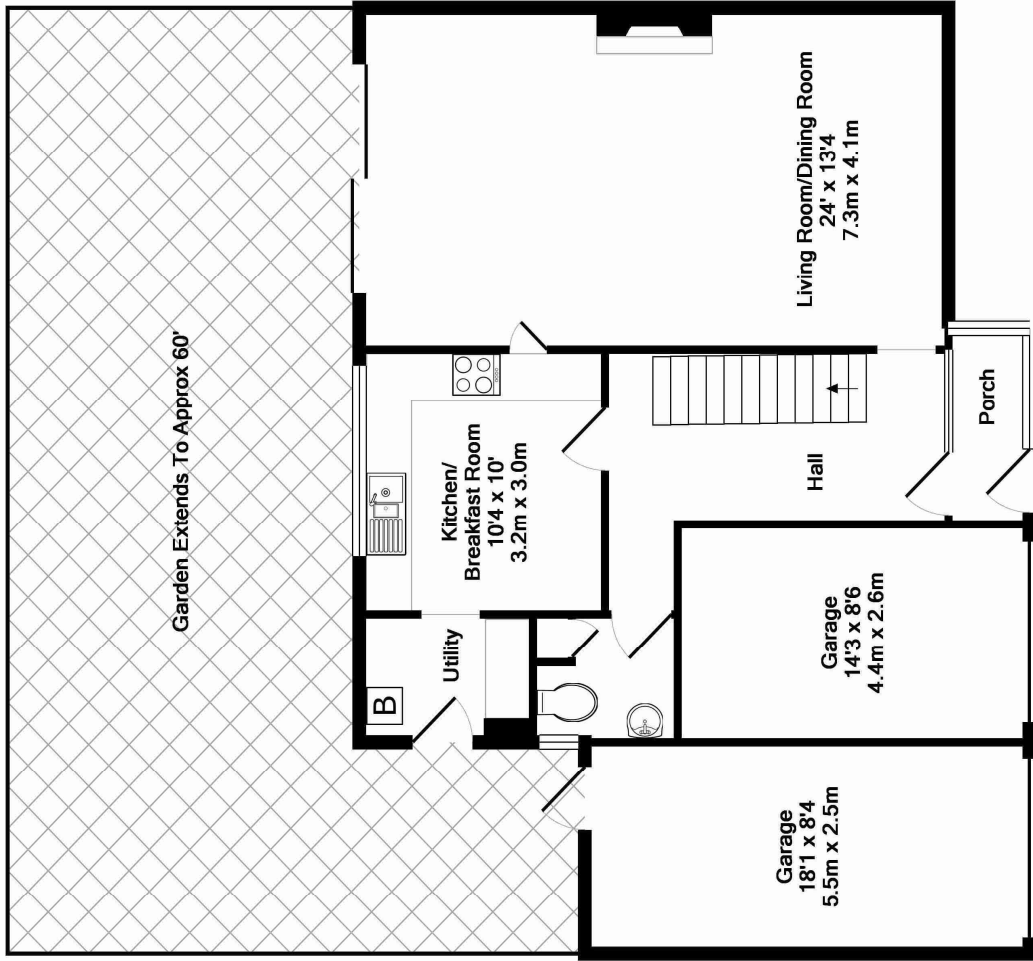


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

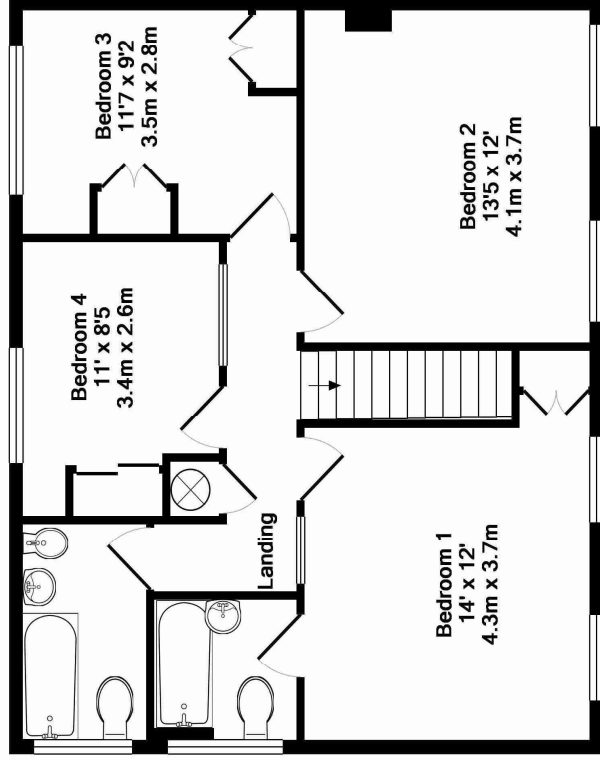
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.



GROUND FLOOR
 APPROX. FLOOR
 AREA 888 SQ.FT.
 (82.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 681 SQ.FT.
 (63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1569 SQ.FT. (145.7 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.
 Made with Metropix ©2012