

DAVID CHARLES

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ALBURY DRIVE, PINNER, MIDDLESEX HA5 3RH



PRICE ... £669,000 ... FREEHOLD

This four bedroom, two bathroom detached family house (1,818 sq ft) is set on a quiet residential road offering stunning open plan views to the rear over pasture land. It is located within ½ a mile of Grimsdyke Primary School and Hatch End Broadway offering a wide range of facilities and is also near to Pinner Village. The accommodation includes a 22' x 20' living/dining room, a spacious fitted kitchen and separate study. There is a guest cloakroom and to the first floor the master bedroom has an ensuite shower room. There are two further double bedrooms, an 11' bedroom four and a second family bathroom. Outside the front offers off street parking for three cars leading to a double garage. The rear garden is approximately 50' with a patio, main lawn and mature shrub borders. There is a side garden of approximately 20' offering excellent potential for a double storey extension (subject to the usual planning consents). The property requires modernisation and is offered with vacant possession.

020 8866 0222







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(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	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX

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

LOCAL SCHOOLS

Grimsdyke Primary School - 0.5 miles

Pinner Wood Primary School - 0.7 miles

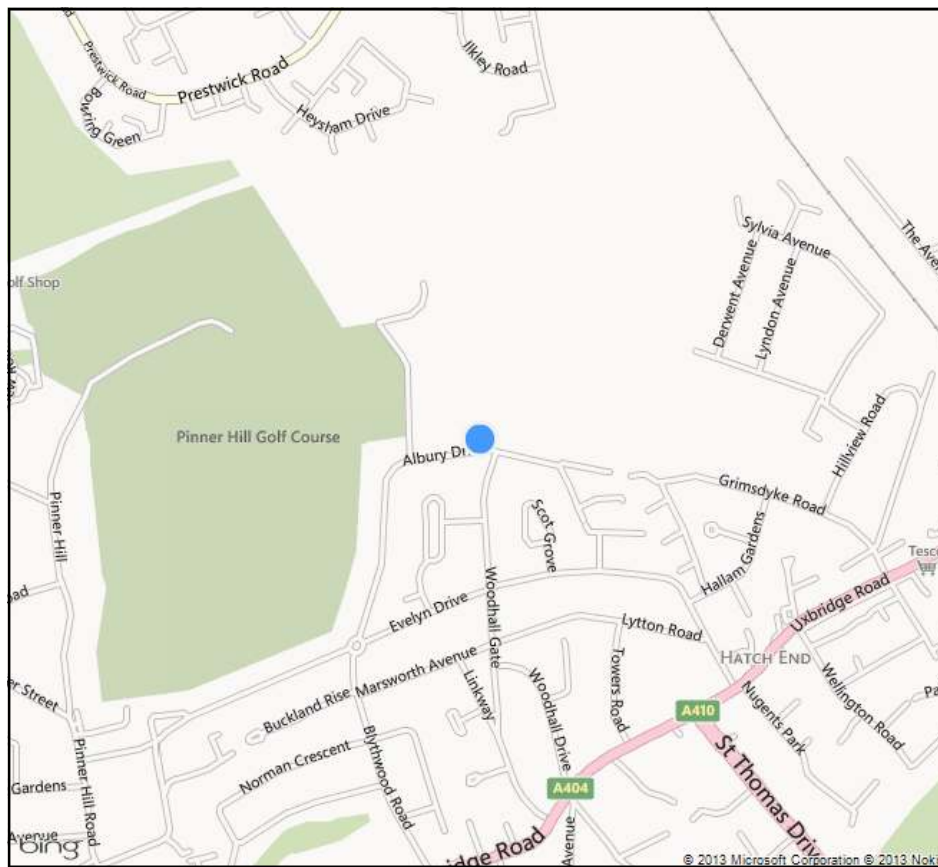
St Johns School - 0.8 miles

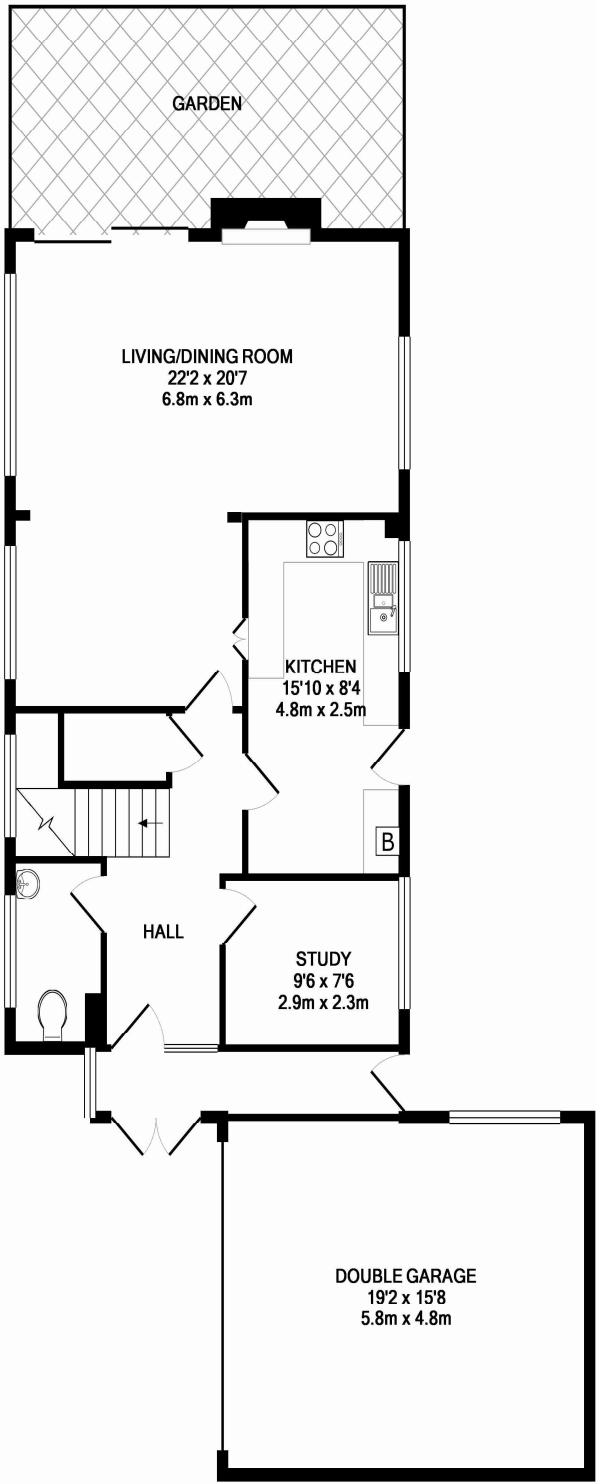
LOCAL TRANSPORT

Hatch End Overground Station - 0.7 miles

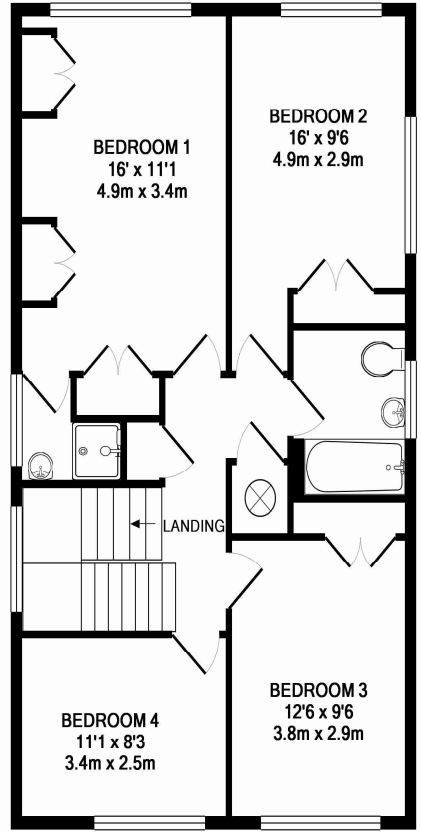
Pinner Metropolitan Line train station - 1.2 miles

Carpenders Park Overground Station - 1.2 miles





GROUND FLOOR
APPROX. FLOOR
AREA 1086 SQ.FT.
(100.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 731 SQ.FT.
(67.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1818 SQ.FT. (168.9 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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