

# DAVID CHARLES

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## LARKSWOOD RISE, PINNER, MIDDLESEX HA5 2HH



**PRICE ... £699,950 ... FREEHOLD**

This beautifully presented four bedroom family house has been fully updated and modernised to a high standard throughout by the presented owners. The property is located on a quiet no through road just off

Cuckoo Hill offering attractive views over Eastcote House Gardens giving it a semi rural feel. The accommodation includes a spacious living room with working feature fireplace open plan to the dining room which has solid wooden flooring. The luxurious `eat-in` kitchen has integrated Bosch appliances and there is a separate 11` utility room. The first floor master bedroom benefits from an ensuite shower room, there are three further bedrooms and a family bathroom. Outside the front garden offers off street parking leading to a single garage while the landscaped rear garden benefits from a westerly aspect and has a large paved patio and two lawn areas with shrub and flowerbed borders and a wooden storage shed to the rear. There is the advantage of current planning permission for a full width ground floor rear extension. The property is located within approximately  $\frac{3}{4}$  of a mile of Pinner Village and within one mile of Eastcote town centre, both offering a wide range of shopping and recreational facilities and the Metropolitan and Piccadilly line train stations.

**020 8866 0222**







## COUNCIL TAX

London Borough of Harrow - Band F - £2,055.09.

## LOCAL SCHOOLS


Harlyn Primary School - 0.4 miles


## LOCAL TRANSPORT

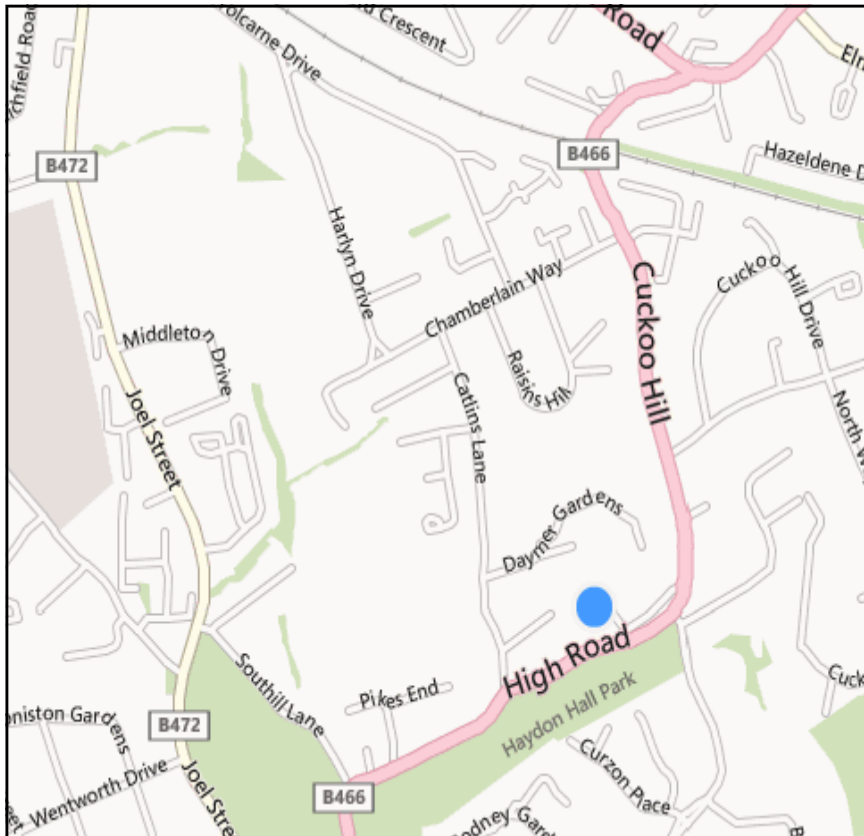
Pinner Metropolitan Line train station - 0.7 miles

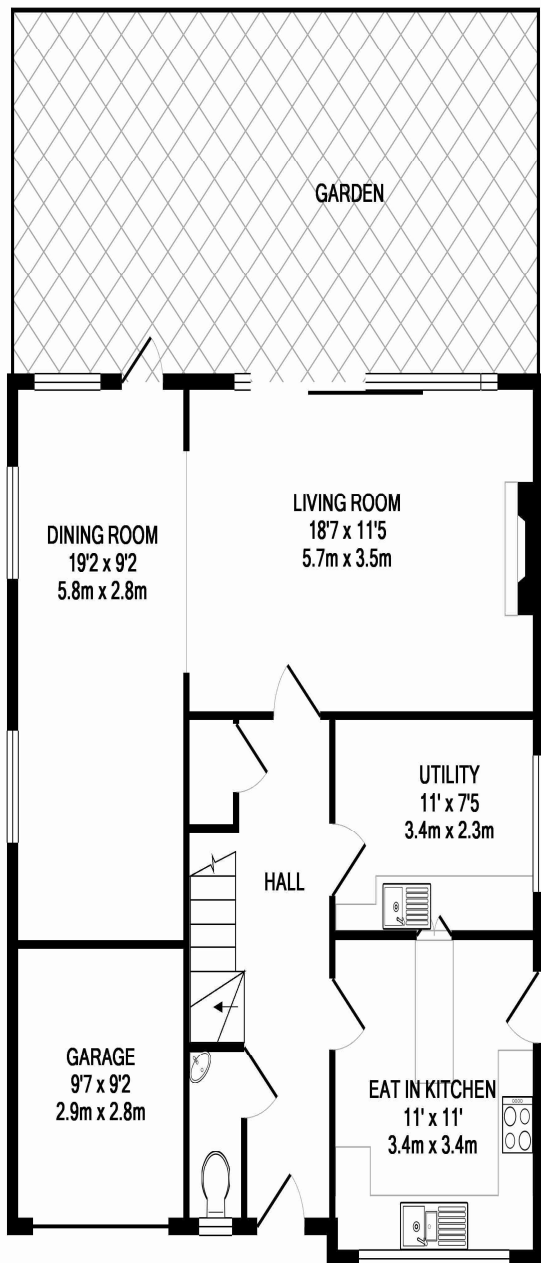
Northwood Hills Metropolitan Line train station - 0.8 miles

Eastcote Metropolitan/Piccadilly Line train station - 1 mile

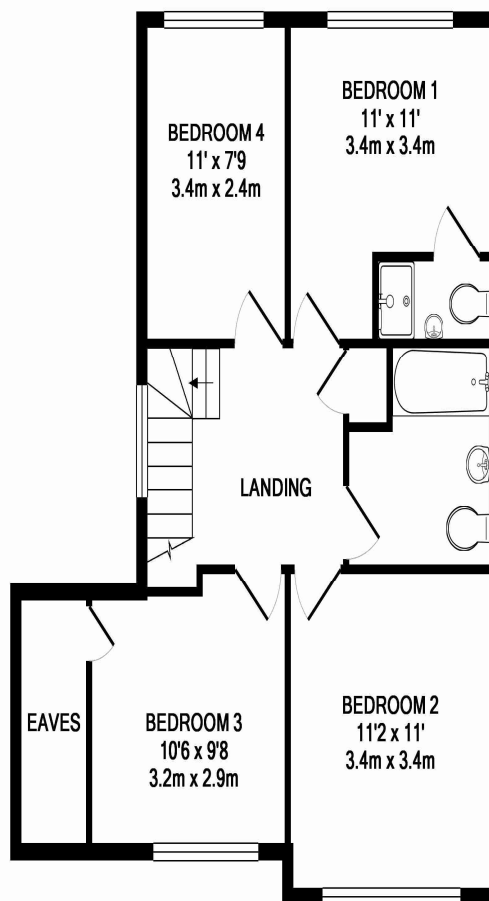
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 811 SQ.FT.  
(75.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 605 SQ.FT.  
(56.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1416 SQ.FT. (131.6 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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