

DAVID CHARLES

PRESTIGE HOMES

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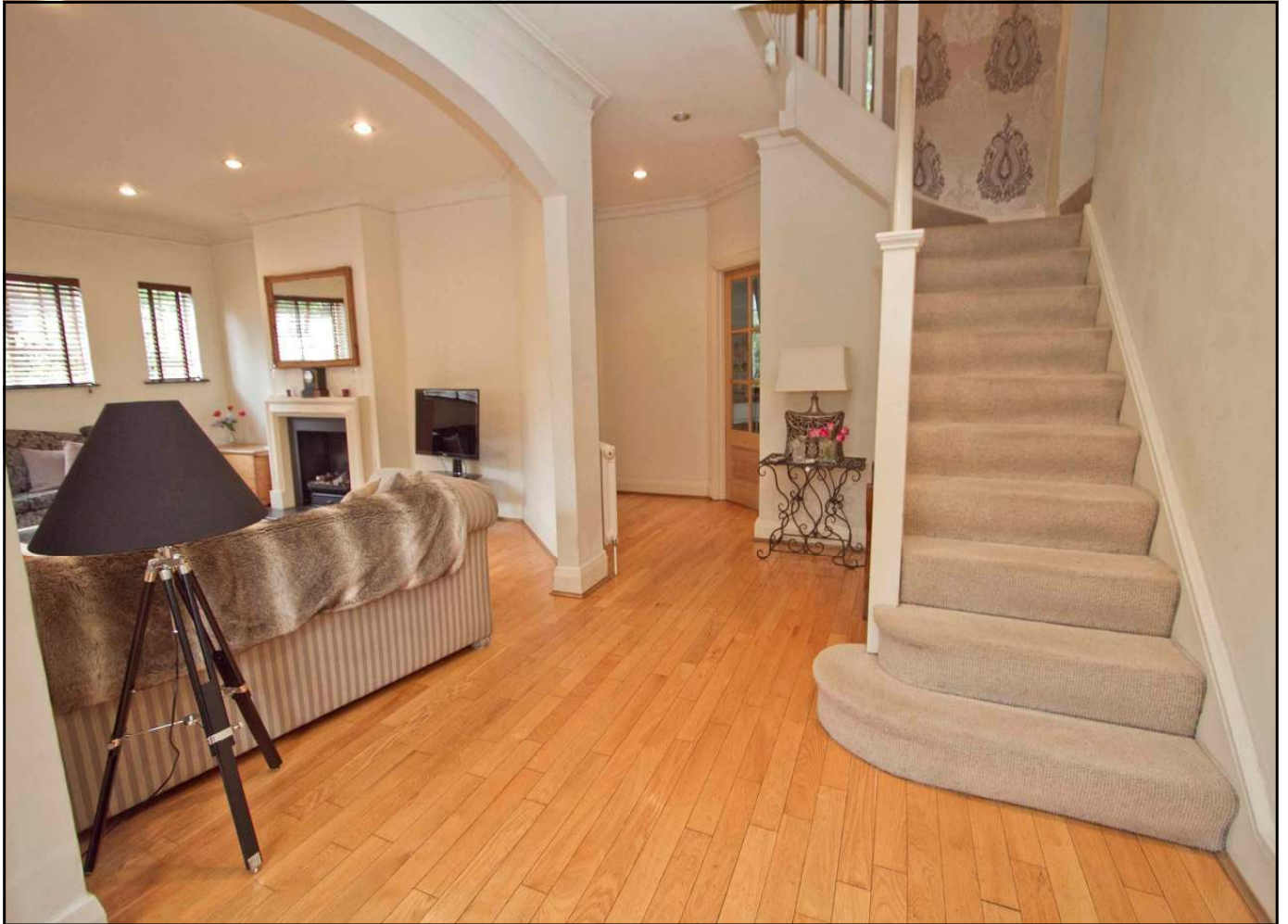
MOSS LANE, PINNER VILLAGE, MIDDLESEX HA5 3AX



GUIDE PRICE ... £1,259,000 FREEHOLD

An exciting opportunity to purchase an attractive house (2,296 sq.ft) on a large plot in one of Pinner Village's premier lanes. Approached via a gravel driveway there is off street parking for several cars and a double garage. On entering the house the 16' reception hall is open plan to the living room with a feature fireplace. The ground floor is adorned with solid wood flooring complimented by soft pastel coloured walls giving the house a contemporary feel. There is a snug study and a guest cloakroom to the right, while to the rear the dining room leads to the kitchen, utility room and an 18' garden room. The first floor has four double bedrooms, a luxurious family bathroom with standalone bath and a walk-in shower and a second shower/cloakroom. Outside the substantial and mature 125' rear garden gives the area a semi rural feel. There is excellent potential to enlarge the house with a loft conversion and a side and rear extension, making it future proof for the growing family.

020 8866 0222











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(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		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX

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

LOCAL SCHOOLS

Innellan House School - 0.4 miles

St John Fisher RC Primary School - 0.8 miles

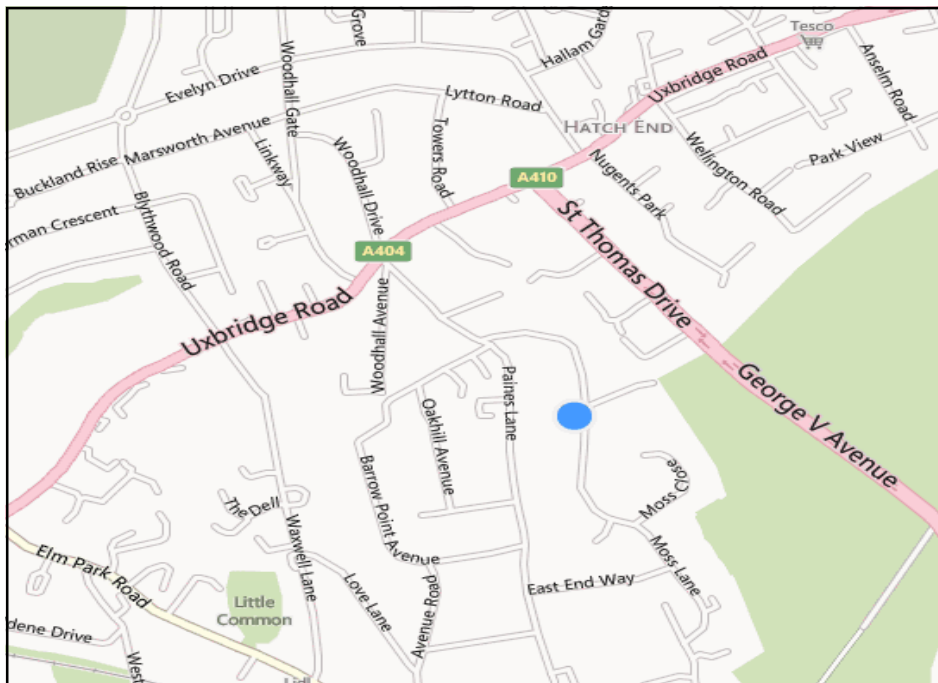
Nower Hill High School - 1 mile

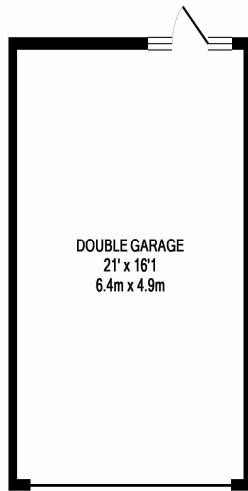
LOCAL TRANSPORT

Pinner Metropolitan Line Train Station - 0.5 miles

Hatch End Overground Station - 0.7 miles

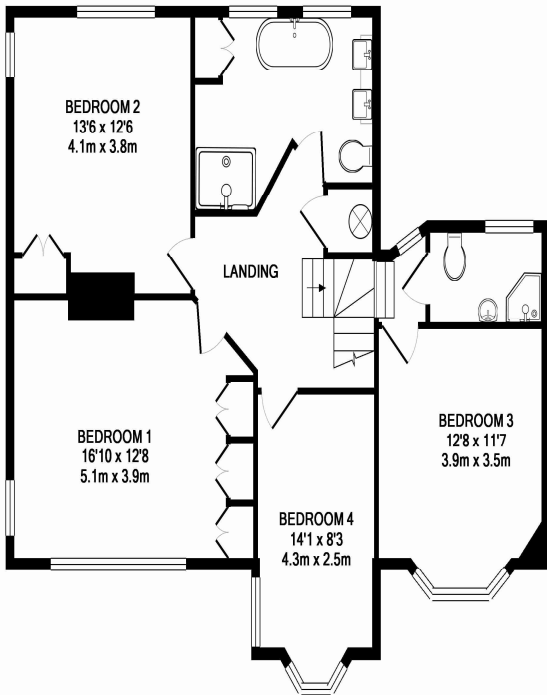
Headstone Lane Overground Station - 1 mile





DOUBLE GARAGE
21' x 16'
6.4m x 4.9m

OUTBUILDING
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)



BEDROOM 2
13'6" x 12'6"
4.1m x 3.8m

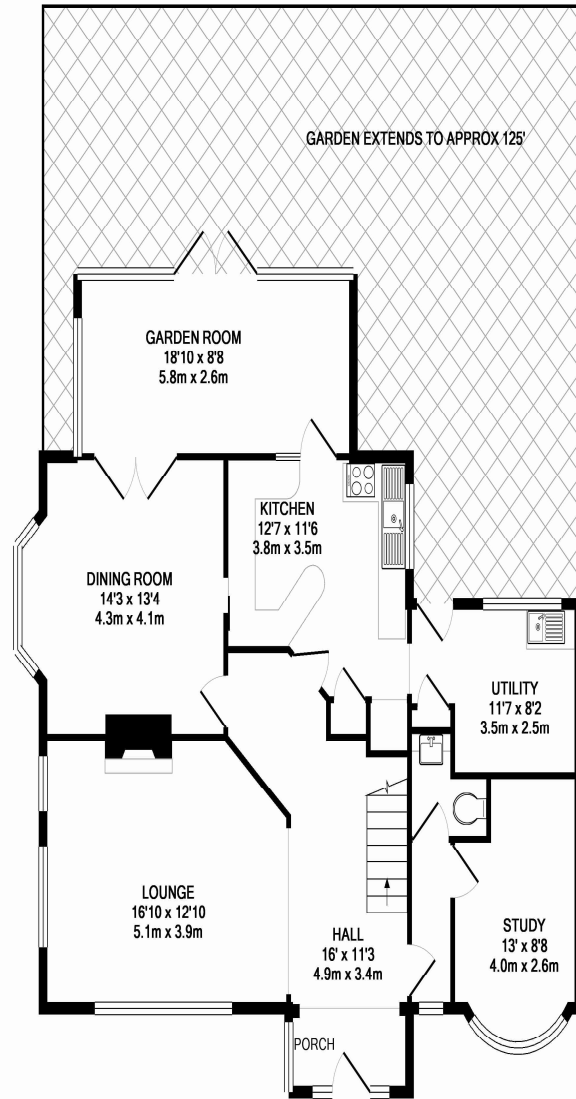
BEDROOM 1
16'10" x 12'8"
5.1m x 3.9m

LANDING

BEDROOM 4
14'1" x 8'3"
4.3m x 2.5m

BEDROOM 3
12'8" x 11'7"
3.9m x 3.5m

1ST FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)



GARDEN EXTENDS TO APPROX 125'

GARDEN ROOM
18'10" x 8'8"
5.8m x 2.6m

KITCHEN
12'7" x 11'6"
3.8m x 3.5m

DINING ROOM
14'3" x 13'4"
4.3m x 4.1m

UTILITY
11'7" x 8'2"
3.5m x 2.5m

LOUNGE
16'10" x 12'10"
5.1m x 3.9m

HALL
16' x 11'3"
4.9m x 3.4m

STUDY
13' x 8'8"
4.0m x 2.6m

PORCH

GROUND FLOOR
APPROX. FLOOR
AREA 1087 SQ.FT.
(101.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2296 SQ.FT. (213.3 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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