

# DAVID CHARLES

## PRESTIGE HOMES

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

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### **PAINES LANE, PINNER VILLAGE, MIDDLESEX HA5 3DA**



**PRICE ... £1,050,000 ... FREEHOLD**

This modern four bedroom detached family house (1,610 sq ft) is built in a Georgian style and is located on one of Pinner's premier lanes within 1/3 of a mile of the village centre, offering a wide range of amenities and the Metropolitan Line train station (Baker Street 25 minutes). The property is approached via own drive with off street parking for four cars leading to a double garage. The internal accommodation includes an 18' living room with double doors leading to the dining room. There is an 'eat in' kitchen with integrated appliances and a separate utility room. The master bedroom benefits from an en suite bathroom, there are two further double bedrooms, a 9' fourth bedroom and a family bathroom. Outside the rear garden consists of a decked area and main lawn with shrub and flowerbed borders. The property has the rare advantage of planning permission for a full width rear extension, a loft and garage conversion. Offered with vacant possession.

**020 8866 0222**



**COUNCIL TAX BAND**

London Borough of Harrow - Band G - £2,522.13.

**LOCAL SCHOOLS**

West Lodge Primary School - 0.5 miles

Reddiford School - 0.7 miles

Nower Hill High School - 1.6 miles


**LOCAL TRANSPORT**

Pinner Metropolitan Line train station - 0.3 miles


Hatch End Overground station - 0.9 miles

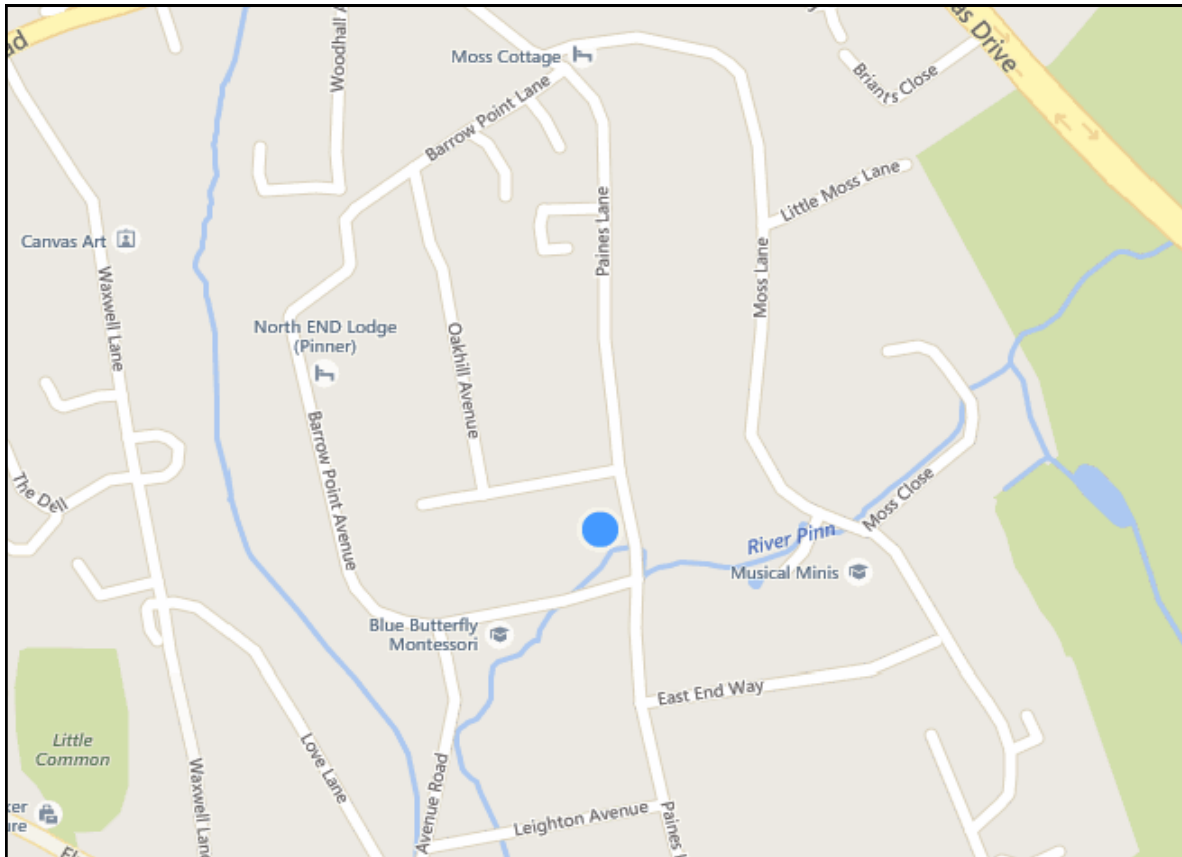
Headstone Lane Overground station - 1.1 miles

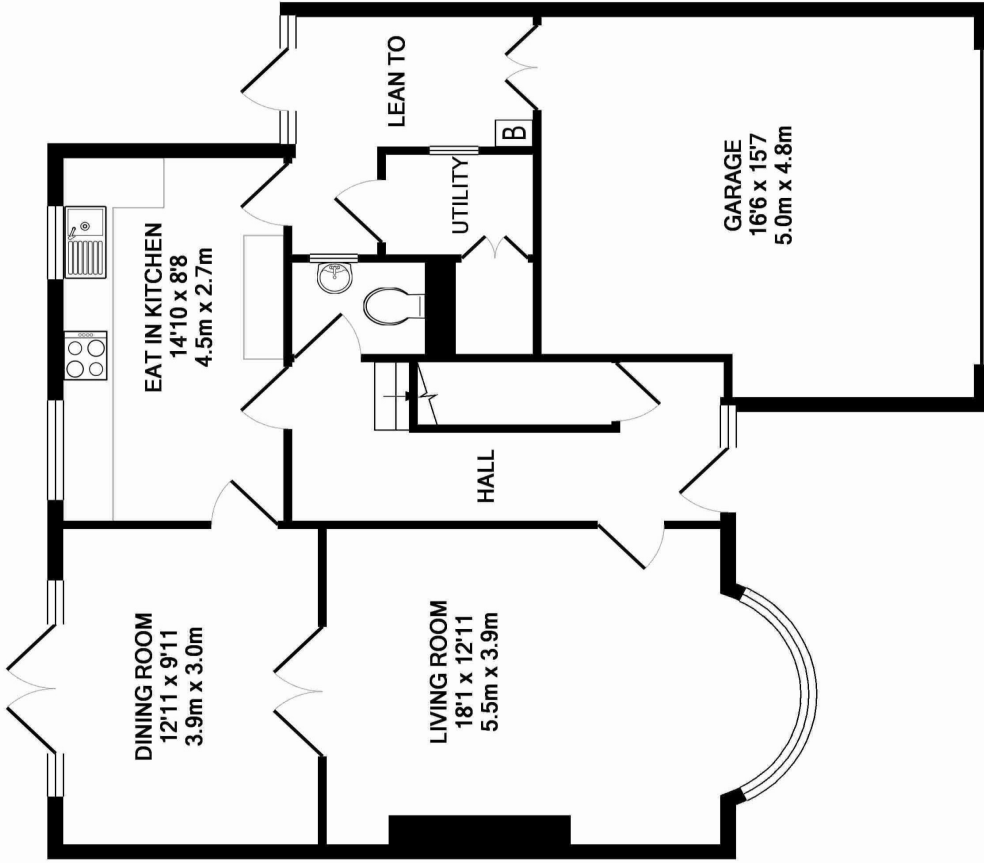
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	

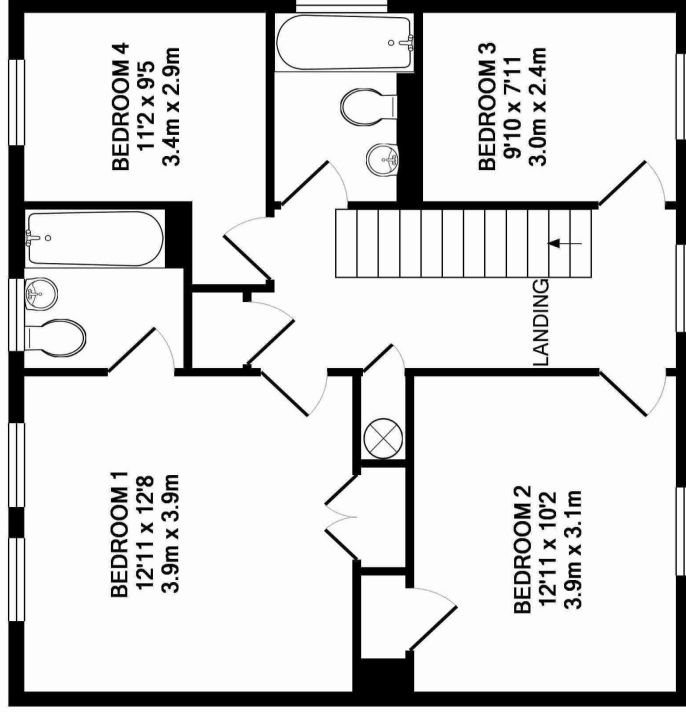
**Environmental (CO<sub>2</sub>) Impact Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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 86.9 SQ.M.  
(935 SQ.FT.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 62.7 SQ.M.  
(675 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 149.5 SQ.M. (1610 SQ.FT.)**

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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