

# DAVID CHARLES

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## DURLEY AVENUE, PINNER, MIDDLESEX, HA5 1JH



**PRICE....£685,000....FREEHOLD**

This spacious and extended four bedroom mid terraced house (1273 sq.ft/118.3 sq.m) is located in this turning off Cannon Lane within the school catchment areas of Cannon Lane Primary School, Nower Hill and Pinner High School and within easy reach of local shops, bus routes and the Tube Stations at Pinner, Eastcote and Rayners Lane. The accommodation on the ground comprises of a 14'1 reception room, 16'9 dining room leading to a modern fitted kitchen and conservatory/home office. On the first floor there are two double bedrooms, a further single bedroom and family bathroom. On the second floor there is a further double bedroom and separate WC. Outside there is off street parking for two cars, 50' rear garden with raised patio area leading to lawn backing onto woodlands. Offered with no upper chain.

**020 8866 0222**









## COUNCIL TAX

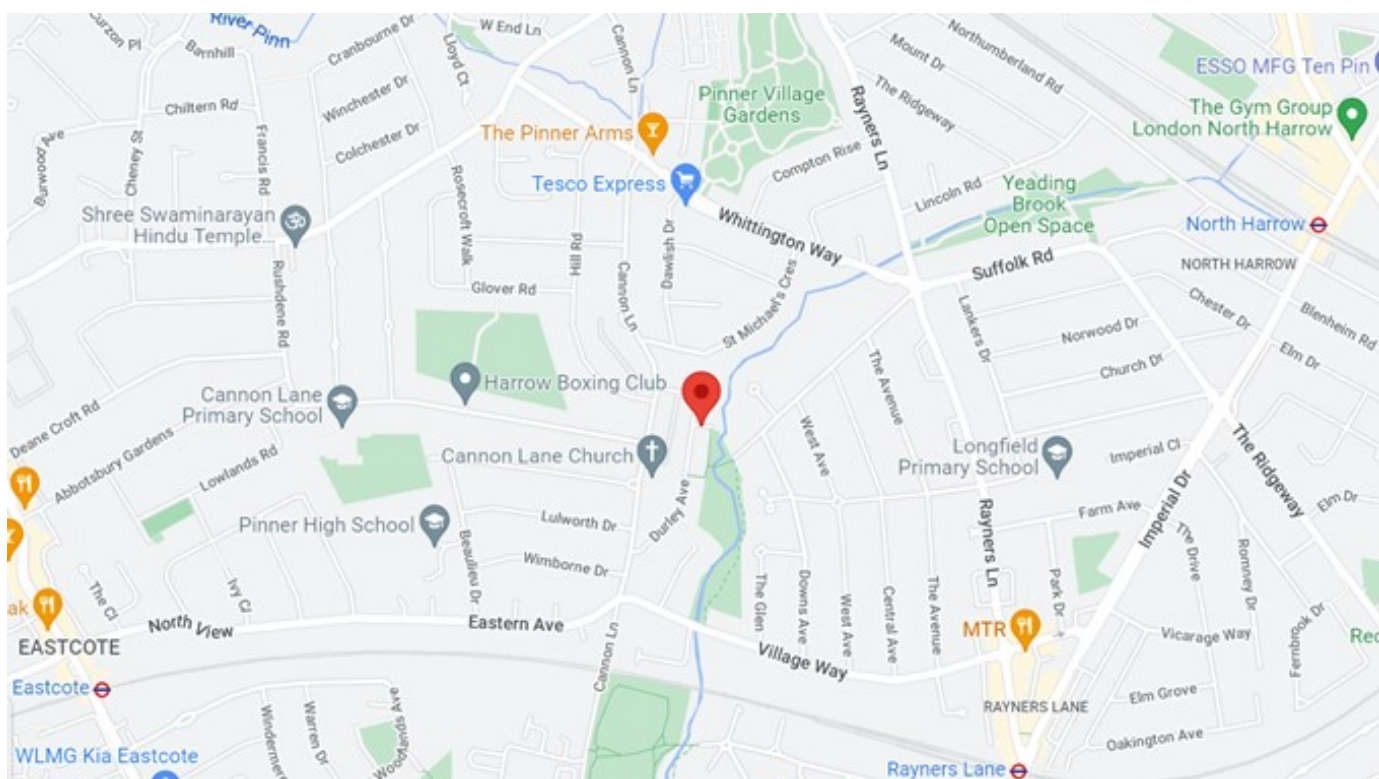
London Borough of Harrow - Band E - £2,495.89

## LOCAL SCHOOLS

- Cannon Lane Primary School - 0.45 miles
- Longfield Primary School - 0.45 miles
- Pinner High School - 0.39 miles
- Nower Hill High School - 0.93 miles

## LOCAL TRANSPORT

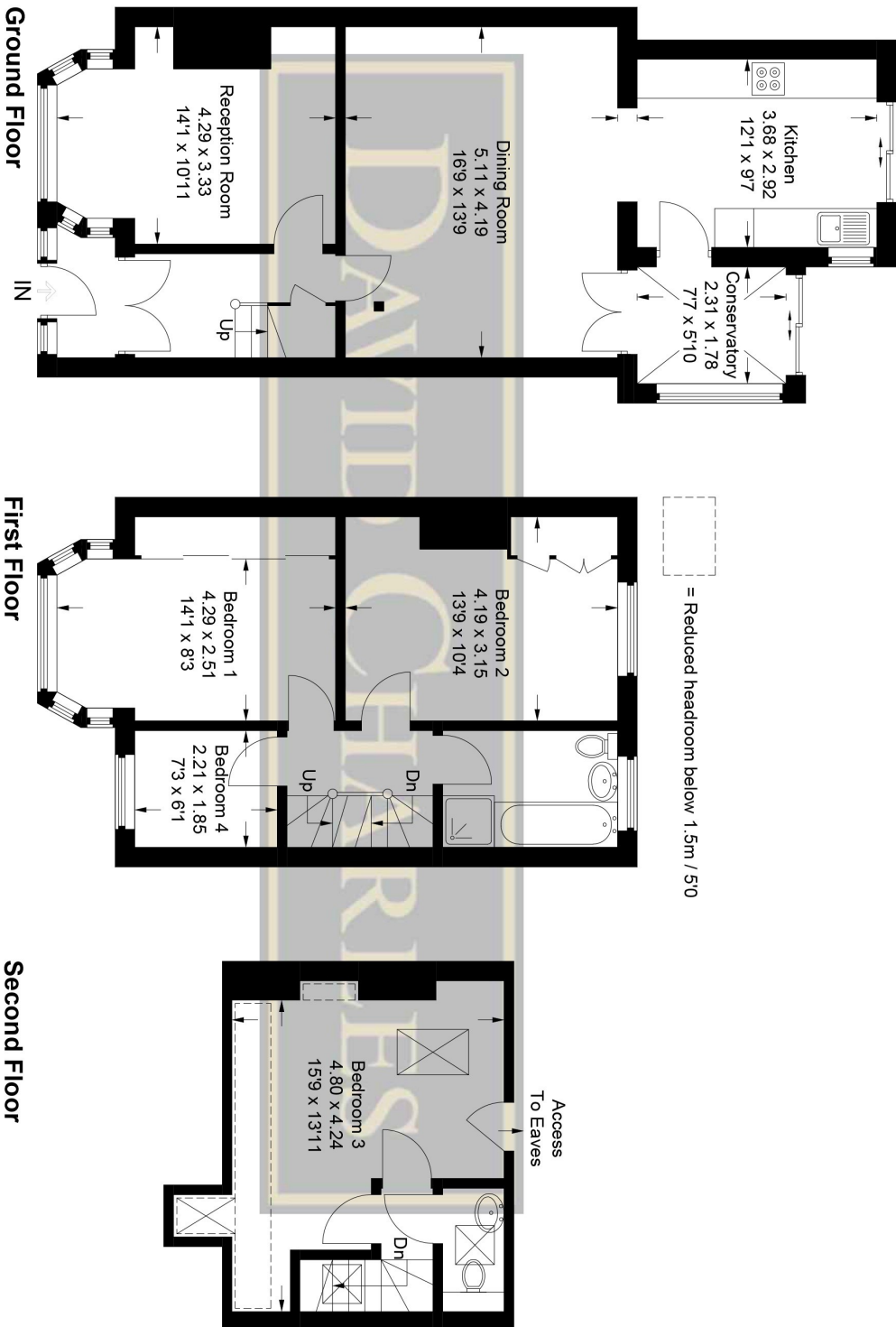
- Pinner Station (Metropolitan Line ) - 1 mile
- Rayners Lane Station (Metropolitan/Piccadilly Line) - 0.8 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Durley Avenue

Approximate Gross Internal Area = 118.3 sq m / 1,273 sq ft  
(Excluding Reduced Headroom)



Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**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.*