

# DAVID CHARLES

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## MOSS LANE, PINNER VILLAGE, MIDDLESEX, HA5 3AU



**PRICE....£1,295,000....FREEHOLD**

This attractive four bedroom detached family house (1873 Sq Ft/174 Sq M) has Tudor style elevations and is ideally located in the heart of Pinner Village, within a short walk through East End Way to the village centre. It is set on a wider than average plot with space to both sides for a double storey extension, making it ideal for the growing family. It is approached via a deep front garden with an own drive leading to a detached garage. With an East/West aspect, the naturally light accommodation includes two reception rooms, a kitchen, conservatory, and a guest cloakroom. The first floor has three double bedrooms, bedroom four and a large bathroom. The secluded rear garden backs onto surrounding gardens giving it a semi-rural feel.

**020 8866 0222**









### **COUNCIL TAX**

London Borough of Harrow - Band G - £3,270.60


### **LOCAL SCHOOLS**

West Lodge Primary School - 0.67 Miles  
St. John Fisher Catholic Primary School - 0.71 Miles  
Nower Hill High School - 0.67 Miles  
Hatch End High School - 1.02 Miles

### **LOCAL TRANSPORT**

Pinner Tube Station (Metropolitan/Line) - 0.6 Miles  
Hatch End Station - 1.2 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>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

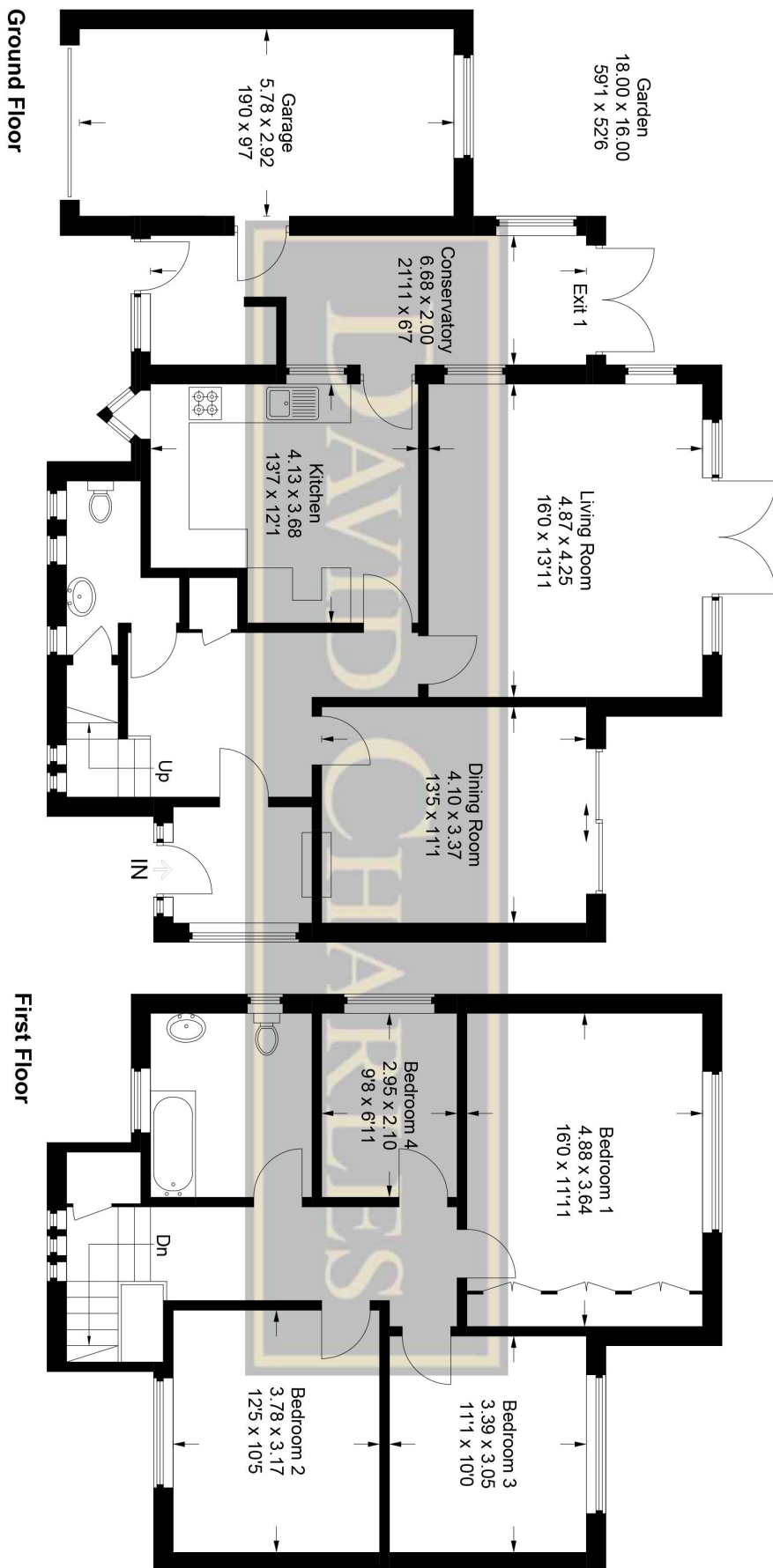
## Moss Lane

Approximate Gross Internal Area

Ground Floor = 105.7 sq m / 1,138 sq ft

First Floor = 68.3 sq m / 735 sq ft

Total = 174 sq m / 1,873 sq ft  
(Including Garage)



***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.*

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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