

DAVID CHARLES

PRESTIGE HOMES

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AVENUE ROAD, PINNER, MIDDLESEX HA5 3EZ



PRICE ... £895,000 FREEHOLD

This attractive five bedroom Edwardian detached house is approached via an own drive with hard standing off street parking for two cars leading to a single garage. The entrance hall has attractive herringbone solid wooden flooring and ornate radiator cabinet leads through to the living room which has a cast iron feature fireplace, front bay window while the separate dining room has solid wood stripped flooring, feature fireplace with picture tile surround with wooden mantle, double glazed bay overlooking the rear garden. The kitchen is extensively fitted with a range of eye and base level units, integrated Neff appliances and space for American style fridge freezer. There is also a guest cloakroom with Roca suite and Grohe fittings. The principal bedroom rear aspect has the advantage of an en-suite shower room with wash basin and wc, bedroom two is a large double with front aspect bay and wall to wall fitted wardrobes, 11' x 9' bedroom three with wall to wall wardrobes and rear aspect, single bedroom four. The family bathroom benefits from a Jacuzzi bath and fitted cabinets with inset wash basin and wc. The potential wooden staircase leads to the second floor and a 19' x 12'6 triple aspect bedroom five/study or playroom with eaves storage cupboard to three sides, sky light windows letting in an abundance of natural light. Rear garden approximately 100' with westerly aspect, 26'1 x 7' double length garage, paved patio, two main lawn areas, herbaceous borders, gated pedestrian side access.

020 8866 0222







COUNCIL TAX

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

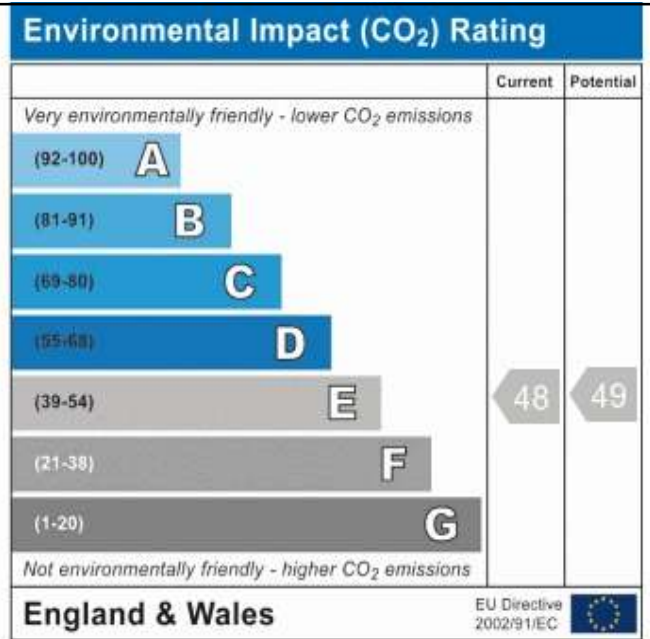
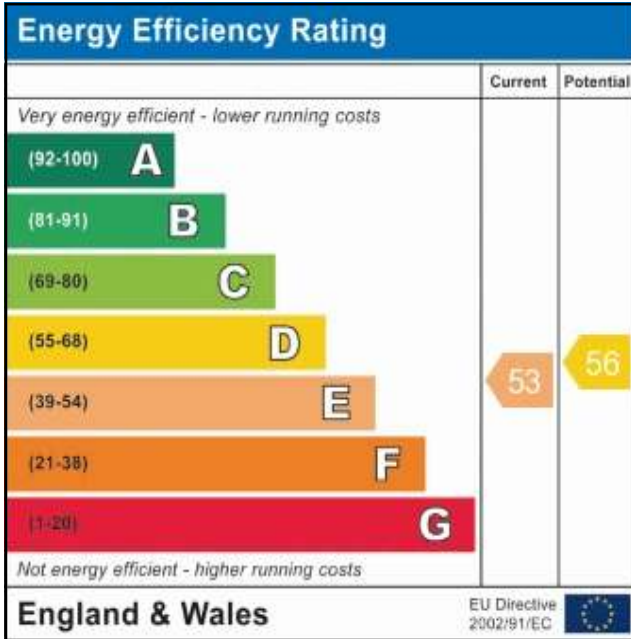
LOCAL SCHOOLS

West Lodge Primary School - 0.4 miles

Pinner Wood Primary School - 0.7 miles

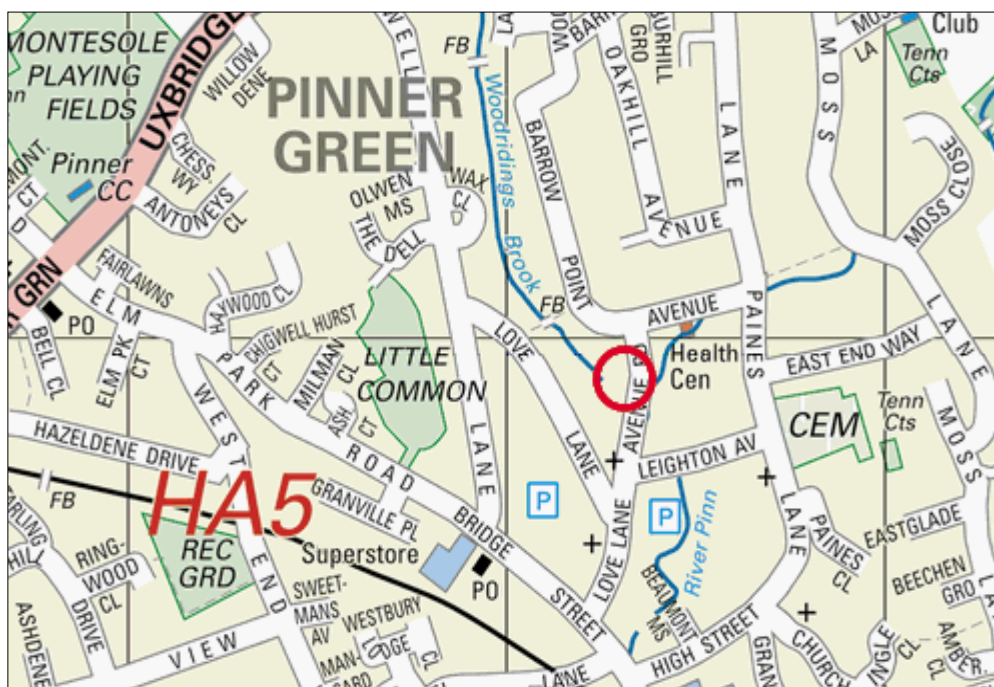
LOCAL TRANSPORT

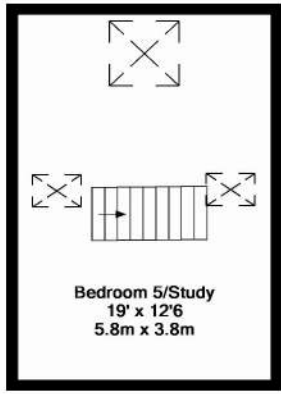
Pinner Underground Station - 0.3 miles



Address:

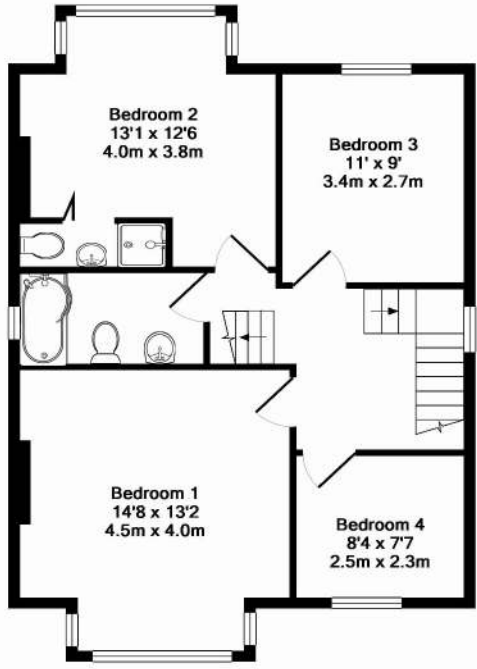
11 Avenue Road Pinner Middlesex HA5 3EZ





Bedroom 5/Study
19' x 12'6"
5.8m x 3.8m

2ND FLOOR
APPROX. FLOOR
AREA 237 SQ.FT.
(22.0 SQ.M.)



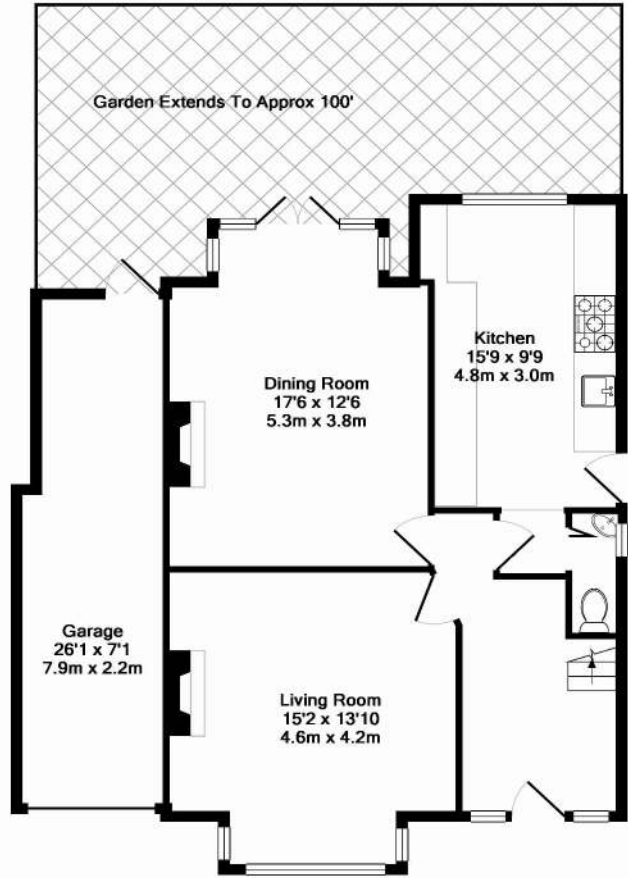
Bedroom 2
13'1 x 12'6"
4.0m x 3.8m

Bedroom 3
11' x 9'
3.4m x 2.7m

Bedroom 1
14'8 x 13'2"
4.5m x 4.0m

Bedroom 4
8'4 x 7'7"
2.5m x 2.3m

1ST FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)



Garden Extends To Approx 100'

Dining Room
17'6 x 12'6"
5.3m x 3.8m

Kitchen
15'9 x 9'9"
4.8m x 3.0m

Garage
26'1 x 7'1"
7.9m x 2.2m

Living Room
15'2 x 13'10"
4.6m x 4.2m

GROUND FLOOR
APPROX. FLOOR
AREA 843 SQ.FT.
(78.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1701 SQ.FT. (158.0 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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