

DAVID CHARLES

PRESTIGE HOMES

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

TELEPHONE 020 8866 0222 • FAX 020 8868 3544

WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

PAINES LANE, PINNER VILLAGE, MIDDLESEX HA5 3DF



PRICE ... £1,050,000 ... FREEHOLD

This four bedroom detached family home is set on one of Pinner Villages premier lanes within ½ a mile of boutique shops, restaurants, supermarkets and the Metropolitan Line train station (Baker Street 25 minutes). The property is approached via a carriage driveway offering off street parking for several cars.

The accommodation includes a double aspect 18` living room, separate dining room and a well fitted kitchen open plan to the breakfast room/family area offering attractive views over the rear garden. There is a guest cloakroom and to the first floor the master bedroom has the advantage of a spacious en suite bathroom/dressing room. There are two further double bedrooms, bedroom four/study and a second family bathroom with separate cloakroom. Outside the substantial rear garden is well in excess of a 100` and comprises of a main lawn with mature tree and shrub hedgerow borders. There is a 16` garage to the side of the house and excellent potential for an extension to the side and rear to the property making it future proof for the growing family. EPC rating E.

020 8866 0222







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

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX

London Borough of Harrow - Band G - £2,548.93.

LOCAL TRANSPORT

Pinner Station - 0.6 miles

Hatch End Station - 0.7 miles

Headstone Lane Station - 1.1 miles

LOCAL SCHOOLS

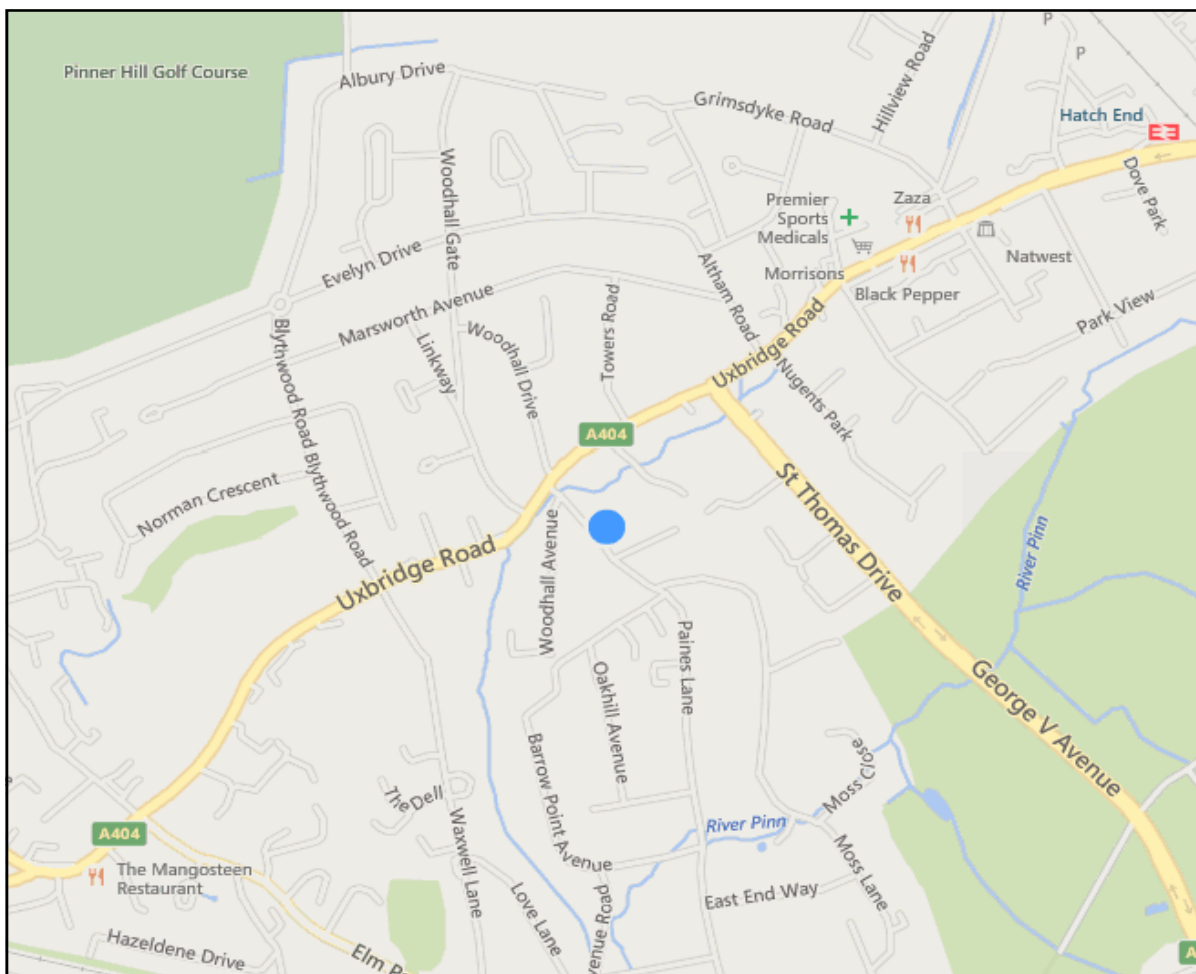
West Lodge First & Middle School - 0.8 miles

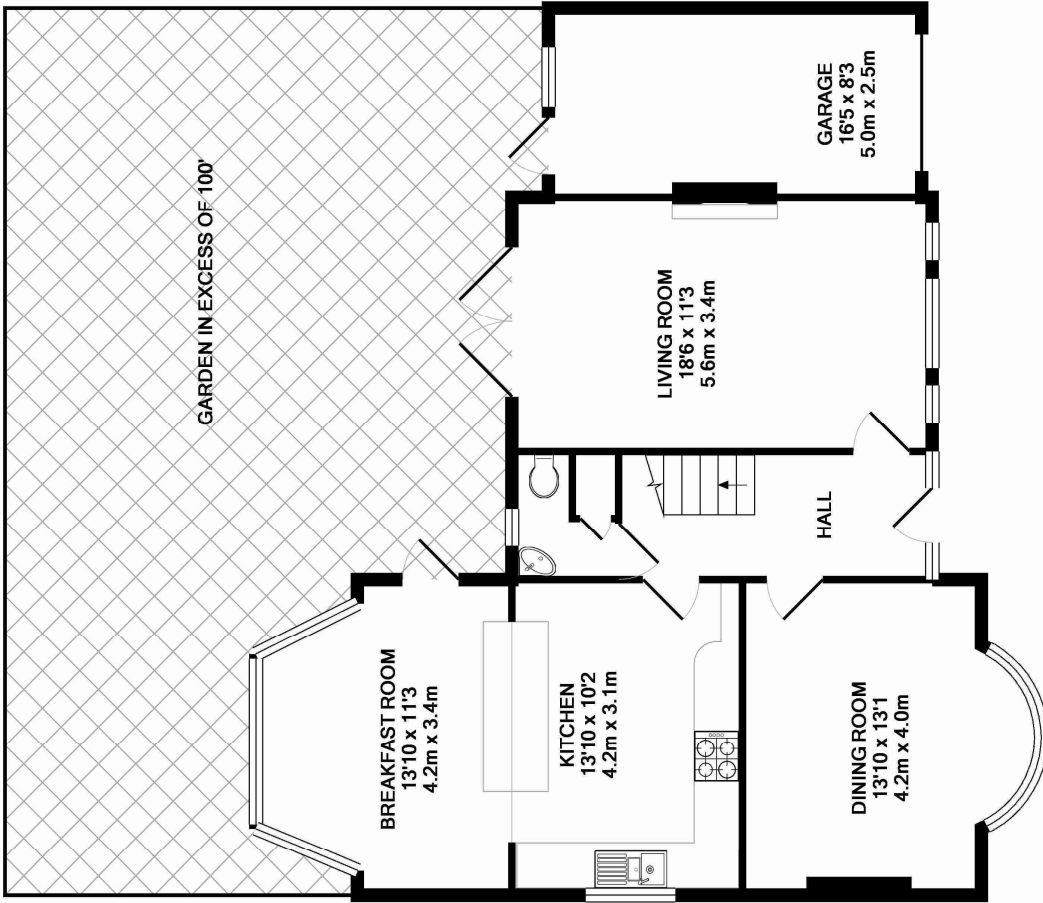
Reddiford School - 0.8 miles

St John Fisher RC Primary School - 1 mile

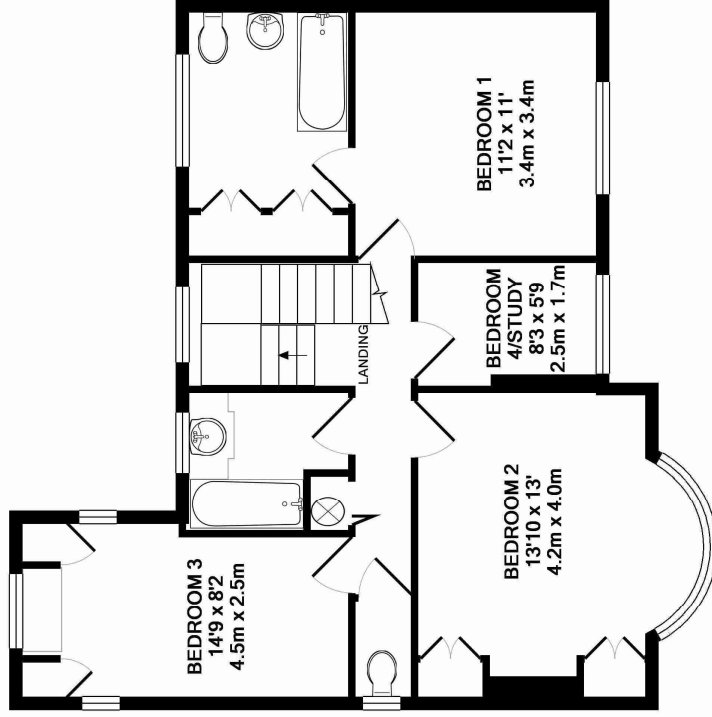
Nower Hill High School - 1.2 miles

The Moriah Jewish School - 1.8 miles





GROUND FLOOR
APPROX. FLOOR
AREA 879 SQ.FT.
(81.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1542 SQ.FT. (143.2 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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