

DAVID CHARLES

PRESTIGE HOMES

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THE CIRCUITS, PINNER, MIDDLESEX HA5 2BD



PRICE ... £629,950 ... FREEHOLD

This two double bedroom detached bungalow offers spacious and flexible living accommodation, decorated in a contemporary style with fresh white walls and warm wooden flooring. It is situated on a much wider than average plot on a quiet no through road within easy reach of Pinner Village centre. The accommodation includes a 26' double reception room with feature fireplace, leading onto a conservatory offering pleasant views over the rear garden. There is an 'eat in' kitchen fitted with a modern range of units, two double bedrooms and a large family bathroom with oversized soft white floor and wall tiles and a standalone bath. There is also a second shower/cloakroom. The integral 18' x 8' garage could easily be converted into additional accommodation for an extended family or live in nanny. There is a separate detached garage via own drive and ample space to the side for a further extension if required. The rear garden is mainly laid to lawn and benefits from a suntrap patio and mature hedgerow borders offering an element of seclusion. The property is offered with no upper chain.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX

London Borough of Harrow - Band F - £2,161.42.

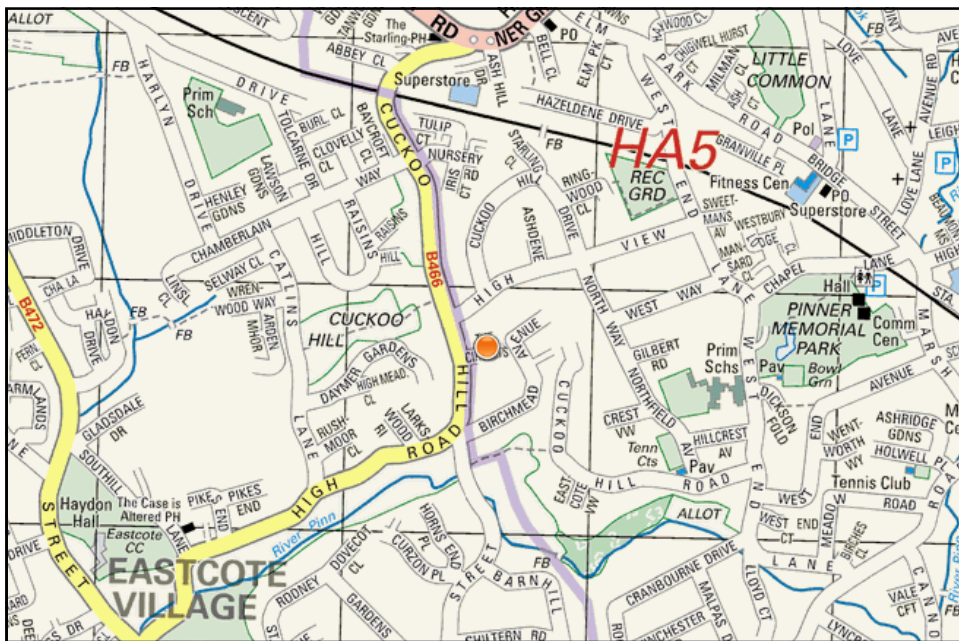
LOCAL SCHOOLS

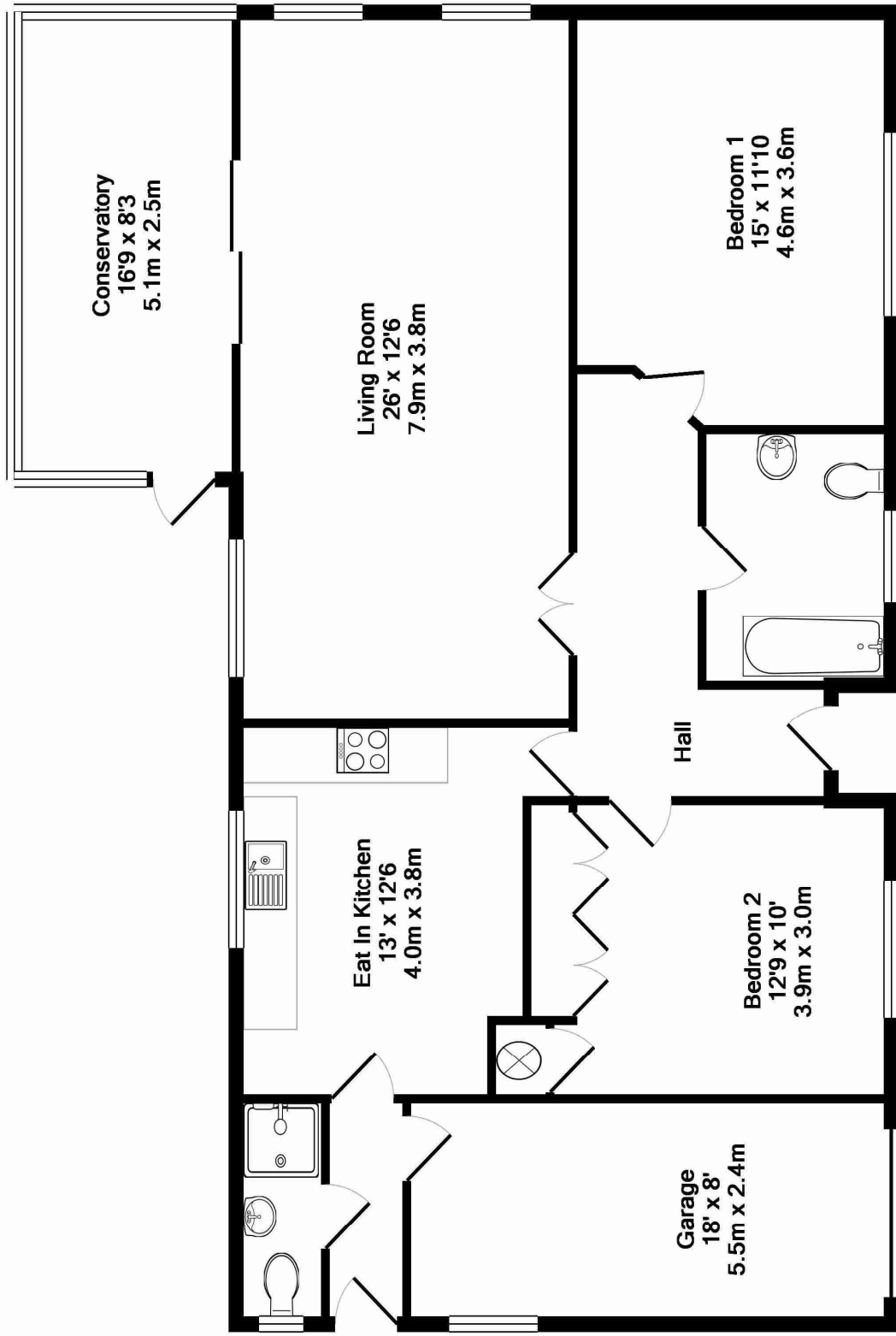
West Lodge Primary School - 0.3 miles

Harlyn Primary School - 0.4 miles

LOCAL TRANSPORT

Pinner Metropolitan Line Station - 0.6 miles





TOTAL APPROX. FLOOR AREA 1333 SQ.FT. (123.8 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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