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WESSEX DRIVE, HATCH END, MIDDLESEX, HA5 4PX



PRICE....£850,000....FREEHOLD

This modern four bedroom detached house (1637 sq. ft/152.1 sq. m) is set in a quiet, yet convenient location within the catchment area of Grimsdyke School. It is also within half a mile of Hatch End Broadway offering a wide selection of shopping facilities, restaurants, and the Overground train station (Euston within 40 minutes). The accommodation includes a 24' x 17' living/dining room leading to the kitchen/breakfast room and a brick built conservatory. There is also a 16' study and a ground floor shower room. The 50' garden benefits from a southerly aspect and has a patio, main lawn and shrub and tree borders. There is a 24' carport to the side and off street parking at the front. The property is offered with a complete upper chain.

020 8866 0222











COUNCIL TAX

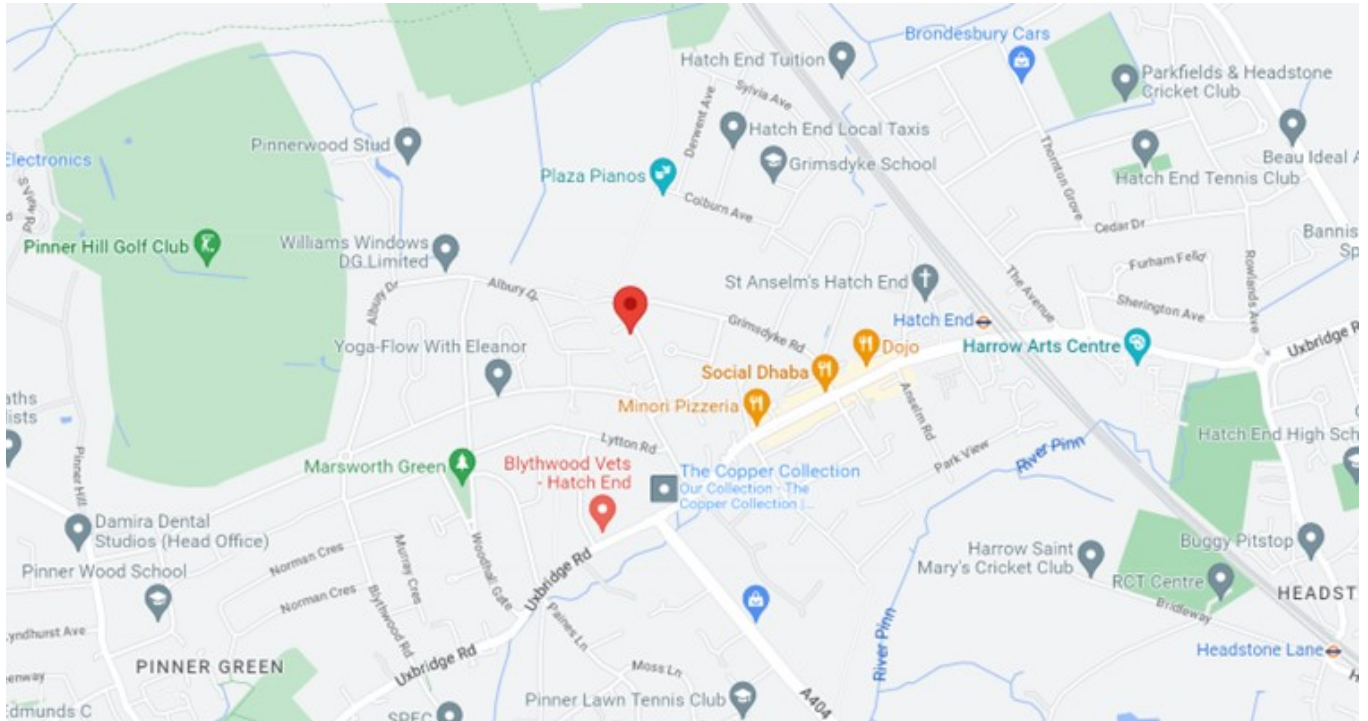
London Borough of Harrow - Band G - £3,403.49

LOCAL SCHOOLS

Grimsdyke School - 0.57 miles
Pinner Wood School - 0.79 miles
Hatch End High School - 1.03 miles
Nower Hill High School - 1.4 miles

LOCAL TRANSPORT

Hatch End Station (Overground) - 0.6 miles



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Wessex Drive

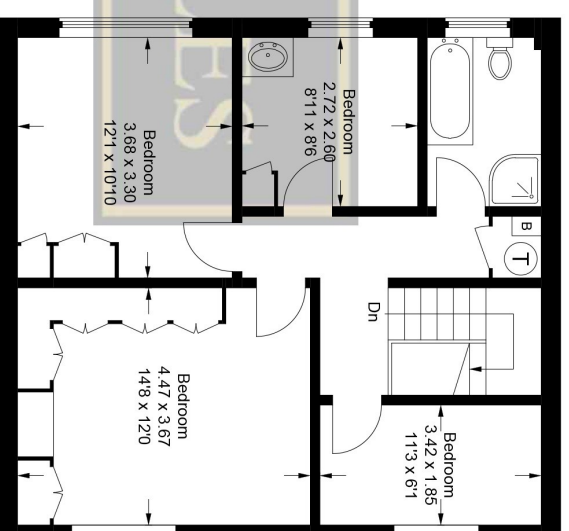
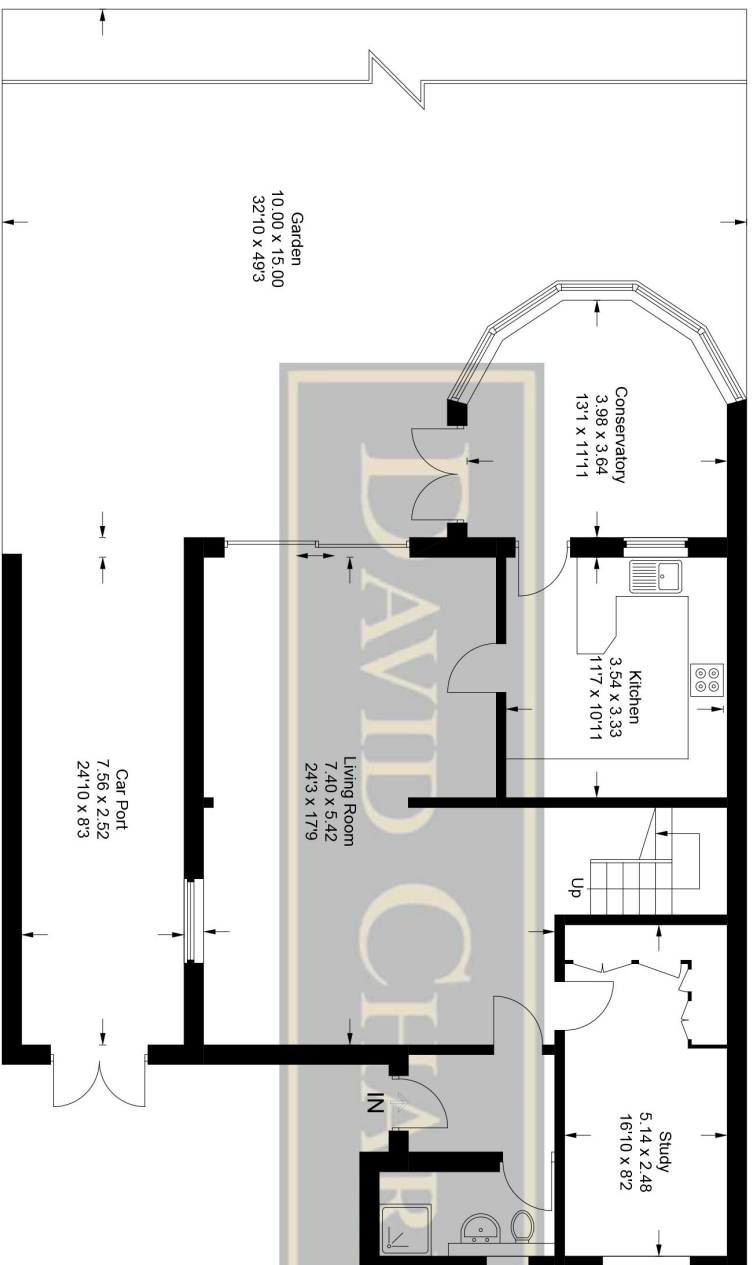
Approximate Gross Internal Area

Ground Floor = 91.7 sq m / 987 sq ft

First Floor = 60.4 sq m / 650 sq ft

Total = 152.1 sq m / 1637 sq ft

(Excluding Car Port)



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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