

# DAVID CHARLES

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## WYNLIE GARDENS, PINNER, MIDDLESEX, HA5 3TN



**PRICE.... £3,450 PCM**

This absolutely stunning three/four bedroom detached house (1750 Sq. Ft/162.2 Sq. M) has been completely updated to an exceptionally high standard, in a contemporary style. Features include under floor heating, electric skylight windows, shutters and blackout blinds. The accommodation includes a 25' x 22' living/dining and kitchen area with a central island, quartz work tops, high end integrated appliances and bi-fold doors leading to the rear garden. There is a separate family room, a study/bedroom four and a guest cloakroom. The principle bedroom has an en-suite dressing room and luxury shower room. There are two further double bedrooms and a second bath/shower room. Outside the front provides off street parking for three cars and the rear garden has a Gaudi style purpose built BBQ/entertaining area, a large patio and main lawn. The property is located in a quiet cul-de-sac off Rickmansworth Road within 0.3 miles of local shopping facilities including Tesco supermarket and 0.7 miles of the Metropolitan/Piccadilly line station and a wide selection of restaurants and shops at Northwood Hills. It is available unfurnished on a long let from 1<sup>st</sup> of May 2024 (Subject to References)

**020 8866 0222**











## COUNCIL TAX

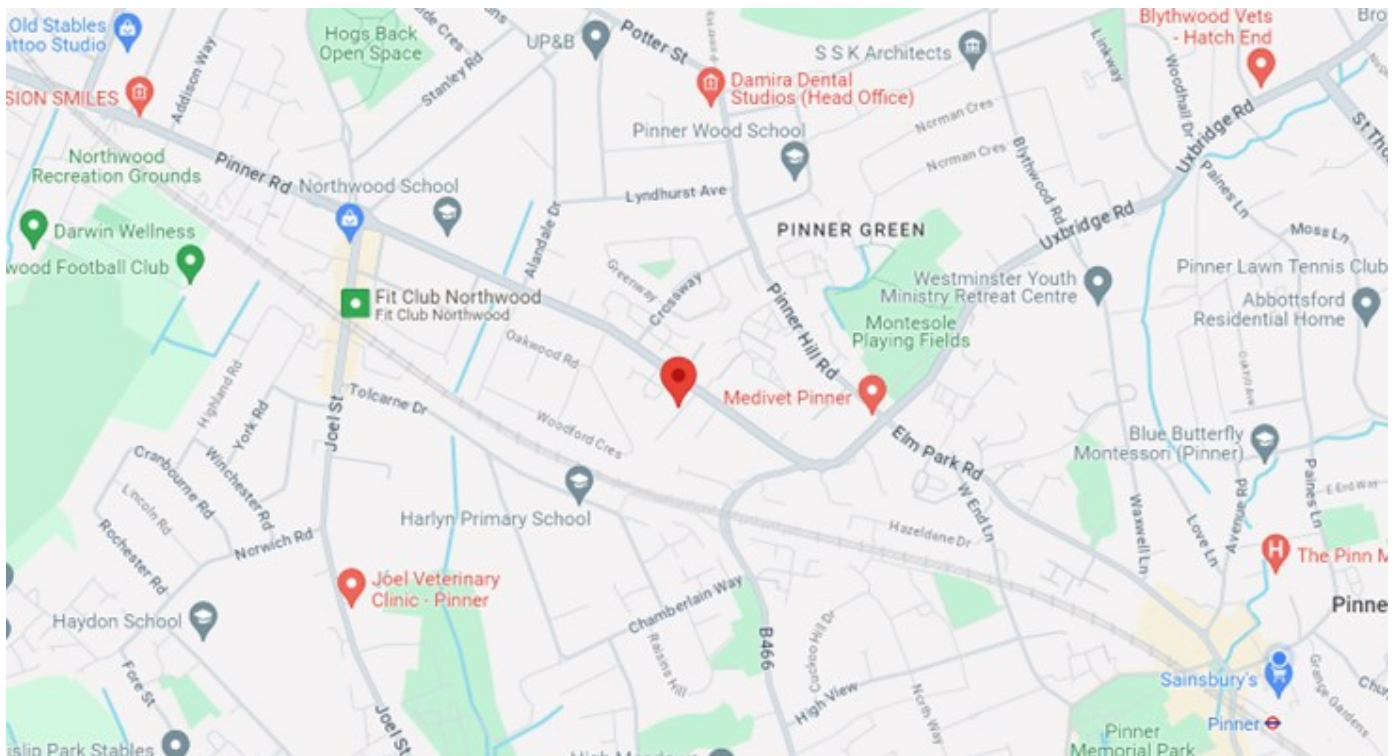
London Borough of Harrow Council - Band F - £3,302.46

## LOCAL SCHOOLS

Harlyn Primary School - 0.21 miles  
Pinner Wood Primary School - 0.35 miles  
Northwood School - 0.42 miles  
Haydon School - 0.69 miles

## LOCAL TRANSPORT

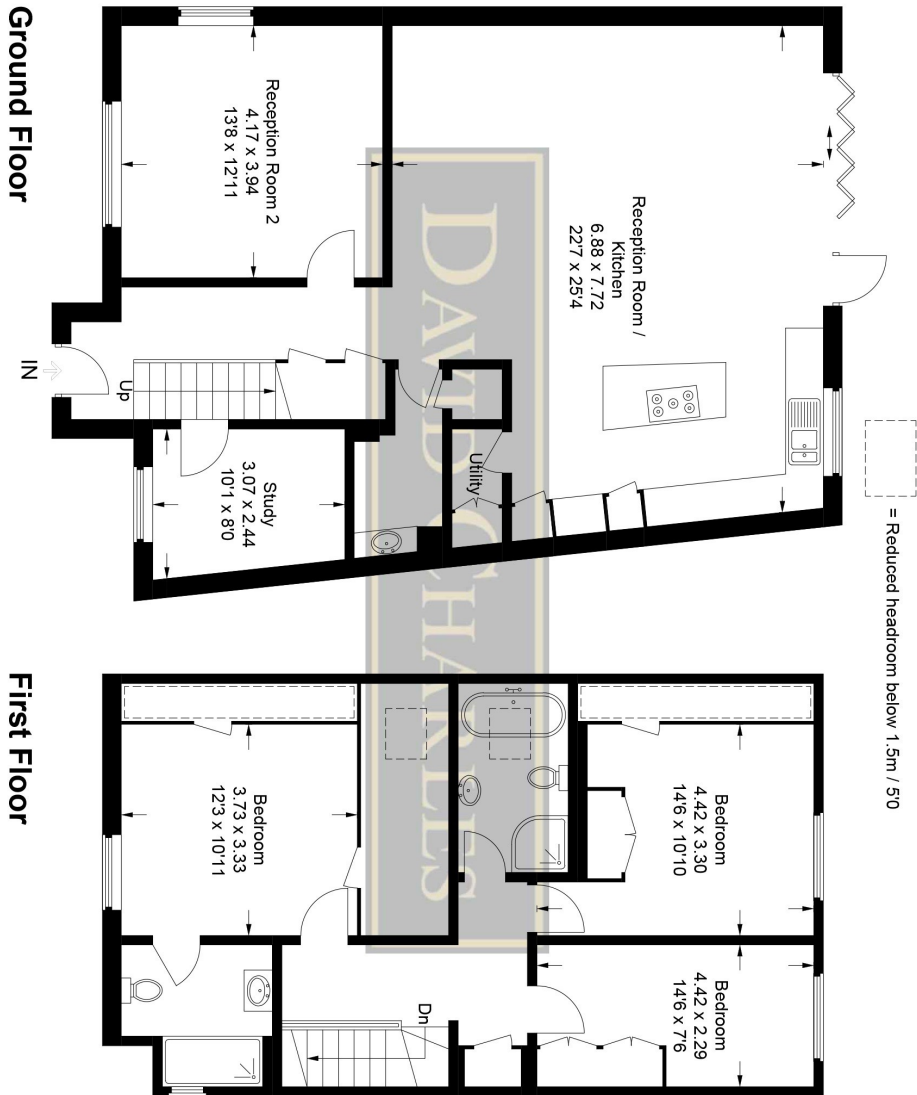
Northwood Hills Station (Metropolitan Line) - 0.7 miles  
Pinner Station (Metropolitan Line) - 1.0 miles



## Wynlie Gardens

Approximate Gross Internal Area  
Ground Floor = 92.7 sq m / 998 sq ft

First Floor = 69.9 sq m / 752 sq ft  
Total = 162.6 sq m / 1,750 sq ft



Ground Floor

First Floor

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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***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.*