

DAVID CHARLES

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WINCHESTER DRIVE, PINNER, MIDDLESEX, HA5 1DB



PRICE...£1,105,000....FREEHOLD

This four bedroom detached family home (1330 sqft) is located on the ever popular Buckley Estate within 0.4 of a mile of the well renowned West Lodge School and 0.8 of a mile of Pinner Village centre offering a selection of shopping and transport facilities including the Metropolitan Line train station (Baker Street 25 minutes). The accommodation includes a 14ft square reception room with double doors to the adjoining dining room, a 20ft 'eat in' kitchen and a guest cloakroom. To the first floor there are three double bedrooms, a 9ft bedroom four and family bathroom. Outside the front offers off street parking for two cars leading to a single garage and the 80ft rear garden has a large patio, main lawn and the benefit of a southerly aspect. There is also good potential to extend the property subject to the usual planning consents.

020 8866 0222







COUNCIL TAX

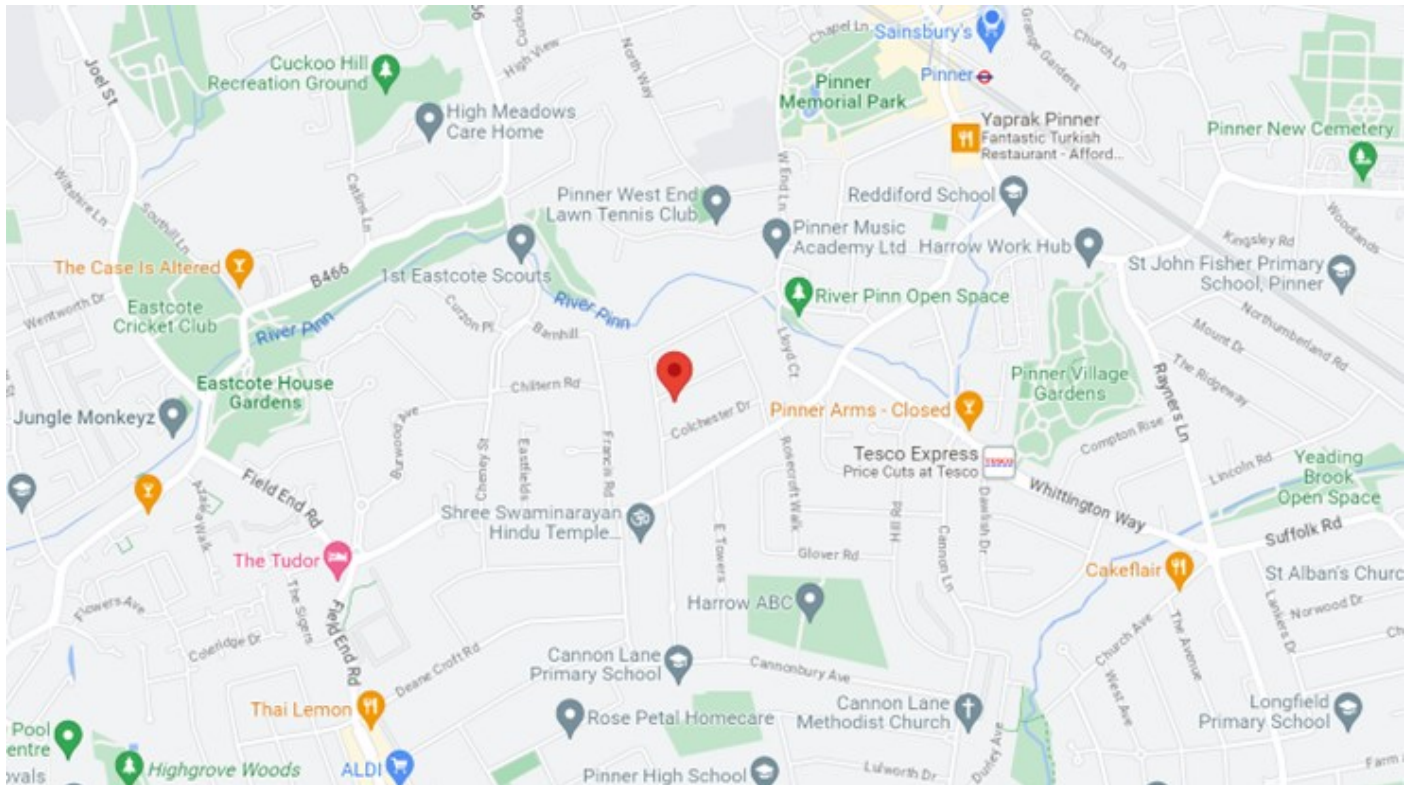
London Borough of Harrow - Band G - £3,604.67

LOCAL SCHOOLS

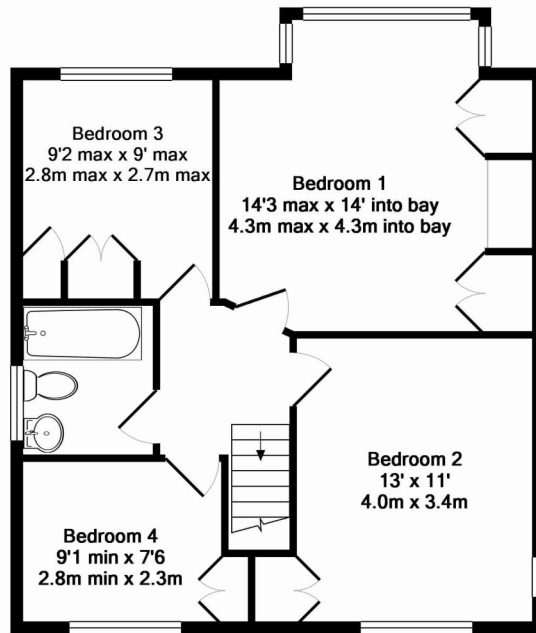
West Lodge Primary School - 0.4 Miles
Cannon Lane First & Middle School - 0.4 Miles
Pinner High School - 0.5 Miles

LOCAL TRANSPORT

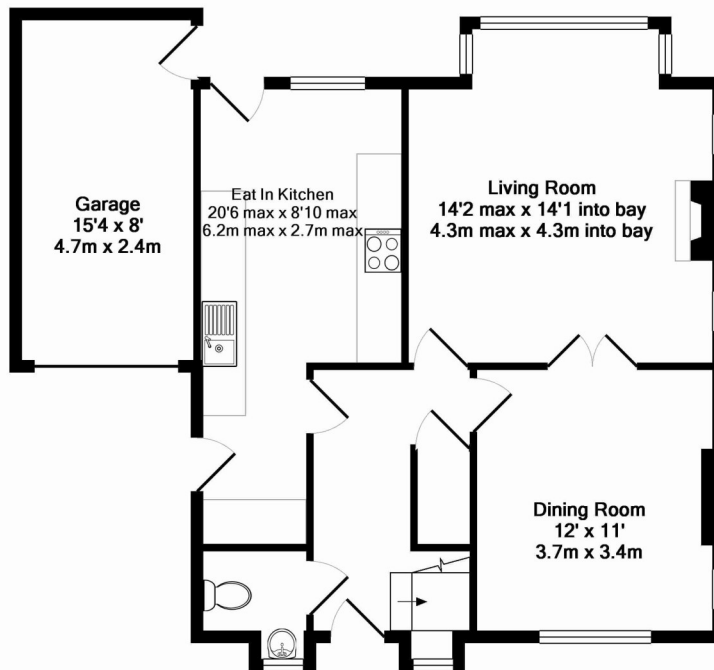
Pinner Station (Metropolitan Line) - 0.8 Miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1330 SQ.FT. (123.6 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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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.