

# DAVID CHARLES

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## ALBURY DRIVE, PINNER, MIDDLESEX, HA5 3RJ



**PRICE...£1,100,000....FREEHOLD**

This spacious four bedroom detached house (1875 sq. ft/174.2 sq. m) is set on a 50' wide plot and offers excellent potential for a large extension, making it future proof for the growing family. The current accommodation includes a 24' main reception room and a study, both with original woodblock flooring, a kitchen and utility room and a downstairs cloakroom. To the first floor the 16' main bedroom benefits from an en-suite bathroom, there are two further double bedrooms, a 12' bedroom four and a second family bathroom. Outside the front provides off street parking for two cars leading to a double garage. The secluded 100' rear garden has a paved patio and main lawn with shrubs each side and mature trees to the rear, with attractive views over Pinner Hill Golf Club. The house is ideally located within a mile of Pinner town centre and Hatch End Broadway, offering a wide range of shops, restaurants, and the Metropolitan Line and Overground train stations. It is also in the current catchment area of Pinner Wood and Grimsdyke Schools (both Ofsted Outstanding). Offered with vacant possession.

**020 8866 0222**









### **COUNCIL TAX**

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

### **LOCAL SCHOOLS**

Pinner Wood Primary School - 0.43 Miles

Grimsdyke Primary School - 0.65 Miles

Hatch End High School - 1.4 Miles

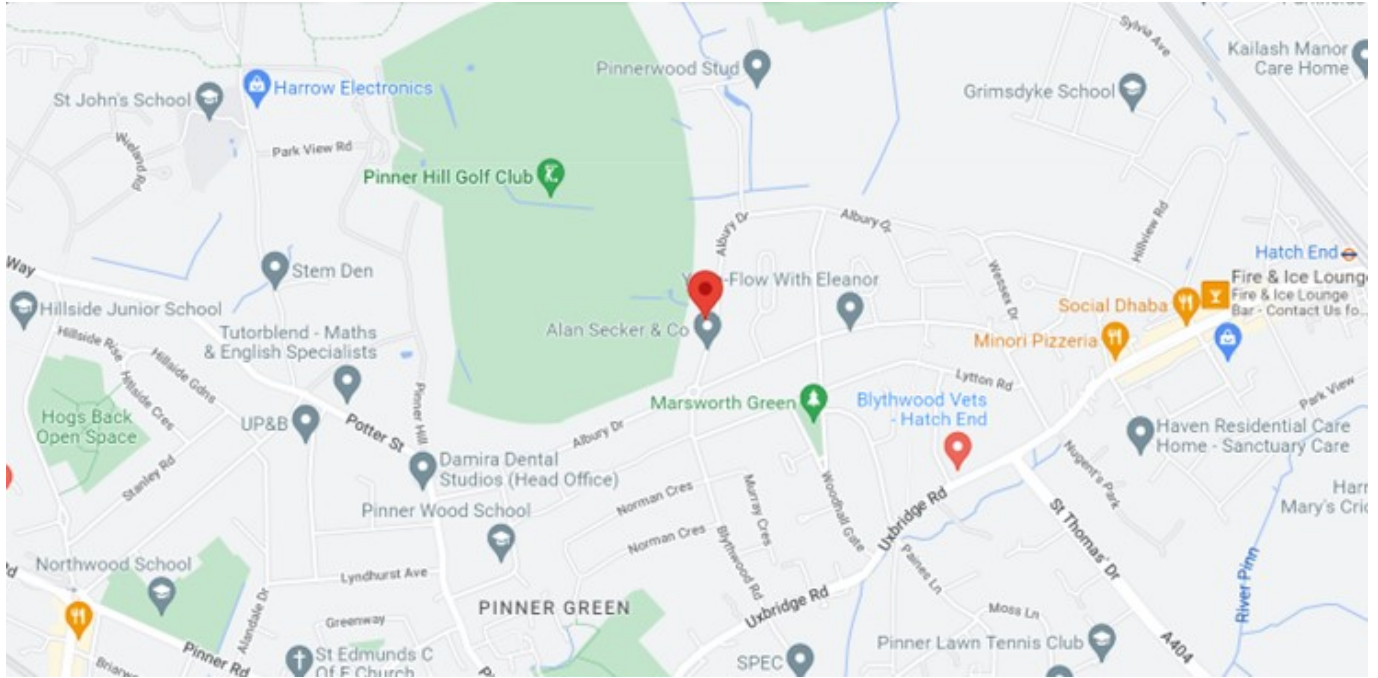
Nower Hill High School - 1.55 Miles

### **LOCAL TRANSPORT**

Hatch End Station (London Overground) - 1.1 Miles

Pinner Station (Metropolitan Line) - 1.2 Miles

Northwood Hills Station (Metropolitan Line) - 1.3 Miles



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

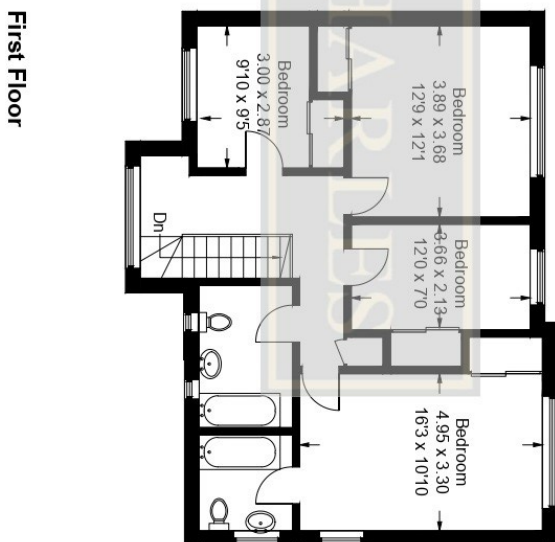
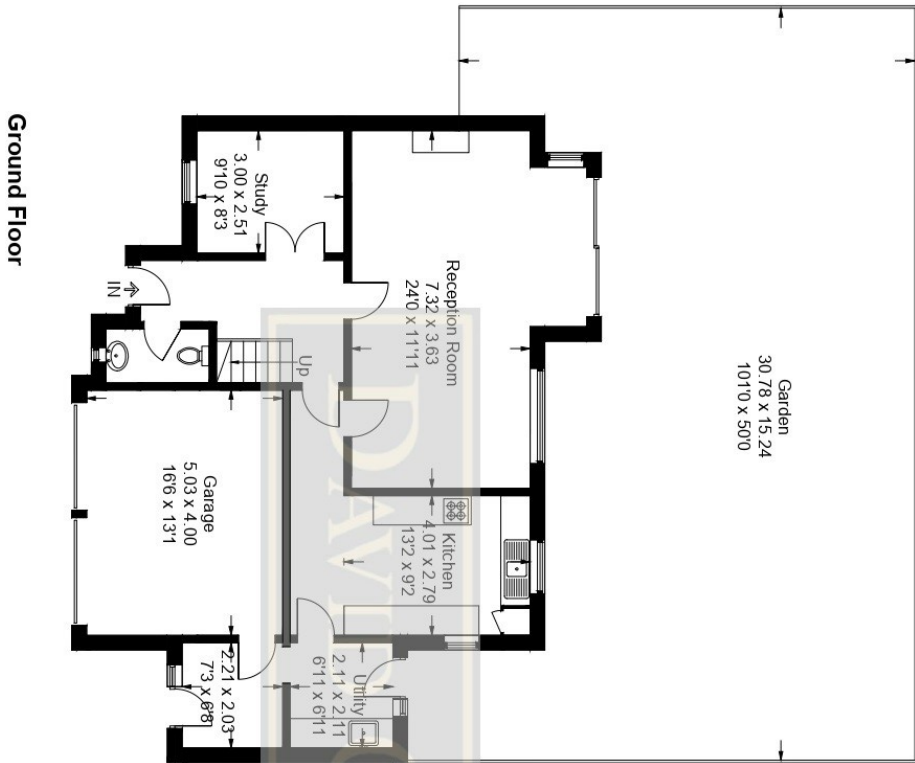
## Albury Drive

Approximate Gross Internal Area

Ground Floor = 100.6 sq m / 1,083 sq ft and Garage

First Floor = 73.6 sq m / 792 sq ft

Total = 174.2 sq m / 1,875 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.*