

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

SHERINGTON AVENUE, HATCH END, MIDDLESEX, HA5 4DT



PRICE....£2,450 PCM UNFURNISHED

The property is a well presented three double bedroom semi detached family house (1,172 sq.ft/109 sq.m) is situated within the catchment area of Grimsdyke Primary School (Ofsted Outstanding) and a third of mile of The Broadway with its vast array of amenities including Morrison's Supermarket, restaurants, coffee houses, shops and Hatch End Overground Train Station. The accommodation on the ground floor comprises of entrance hall, 18ft reception room, 16'6ft kitchen/breakfast room and guest WC. On the first floor there are three double bedroom and modern family bathroom. Outside there is 16'8ft integral garage own drive with off street parking for two cars and 44ft rear garden mainly laid to lawn with a patio area and garden shed. Unfurnished. Available Immediately (Subject to References).

020 8866 0222









COUNCIL TAX

London Borough of Harrow - Band E - £2,643.43

LOCAL SCHOOLS

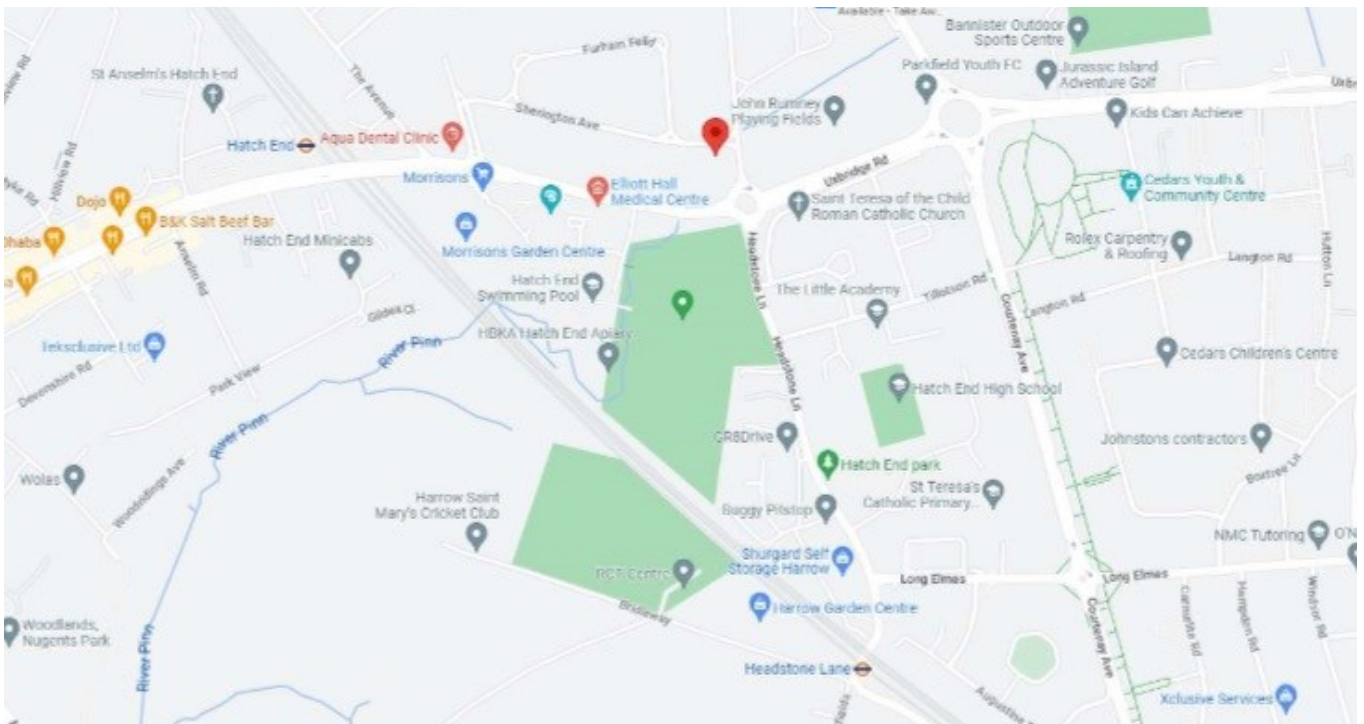
St Teresa's Catholic Primary School & Nursery - 0.46 miles

Grimsdyke School - 0.48 miles

Hatch End High School - 0.25 miles

LOCAL TRANSPORT

Hatch End Station (Overground) - 0.3 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Sherington Avenue

Approximate Gross Internal Area

Ground Floor = 49.0 sq m / 527 sq ft

First Floor = 50.0 sq m / 538 sq ft

Garage = 10.0 sq m / 108 sq ft

Total = 109.0 sq m / 1,173 sq ft



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