

DAVID CHARLES

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

NOWER HILL, PINNER VILLAGE, MIDDLESEX HA5 5QR



PRICE....£1,199,950 FREEHOLD

This substantial Edwardian four bedroom, three bathroom semi detached family house (2185 sq. ft/203 sq. m) has attractive character features including sash windows, cast iron fireplaces and wood flooring. It is ideally located within a short picturesque walk past Tooke Green to the Pinner Village Centre, offering an excellent selection of restaurants, coffee houses, shopping facilities and the Metropolitan Line Tube Station giving swift access to Central London. Highly regarded schools including St John Fisher Catholic Primary School and Nower Hill School are also within walking distance. Offered with no upper chain. The property offers spacious living accommodation including an 18ft x 16ft living room, a 16ft dining room and a 21ft x 16ft kitchen/family room with Bi-fold doors to the garden. On the first floor there are two double bedrooms benefitting from an en-suite shower rooms, a further double bedroom, and a 9ft bedroom four and a family bath/shower room. Outside the front has off street parking for several cars with an own drive and the 71ft rear garden has a large patio, main lawn and shrub and flowerbed borders. There is excellent scope for a loft conversion and a side/rear extension, making the house future proof for the growing family.

The property is offered with no upper chain.

020 8866 0222











COUNCIL TAX

London Borough of Harrow - Band G - £3,810.54

LOCAL SCHOOLS

St John Fisher R.C. Primary School - 0.30 Miles

West Lodge Primary School - 0.60 Miles

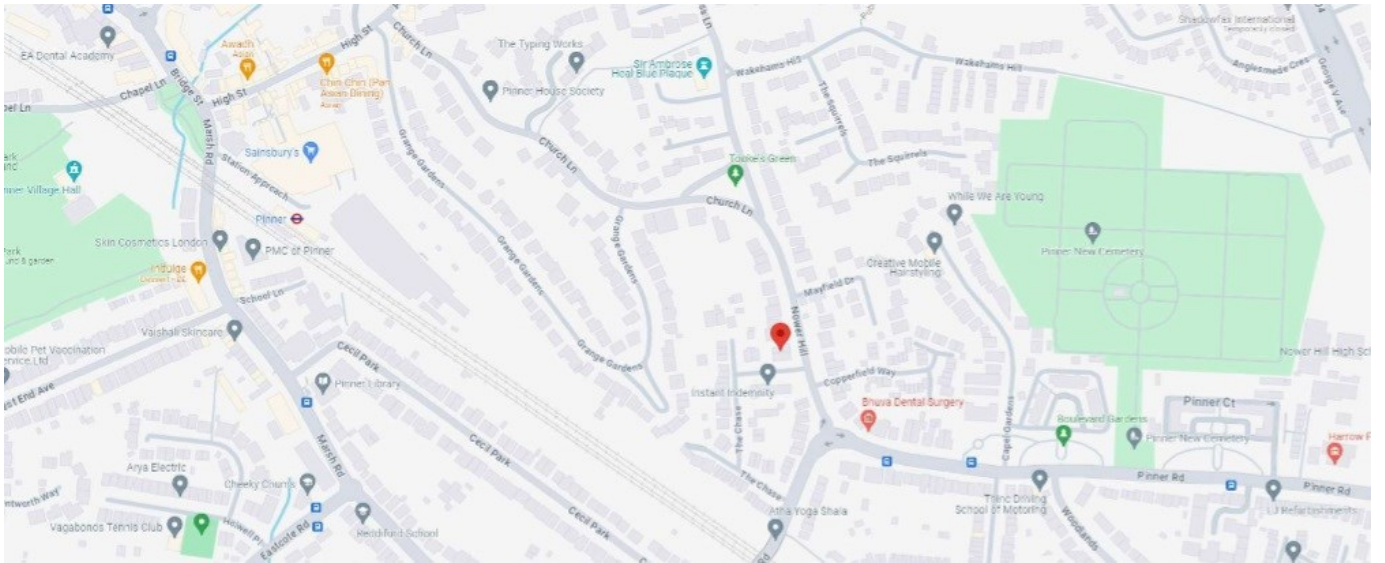
Nower Hill High School - 0.38 Miles

Reddiford School - 0.40 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.5 Miles

North Harrow Station (Metropolitan Line) - 0.8 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

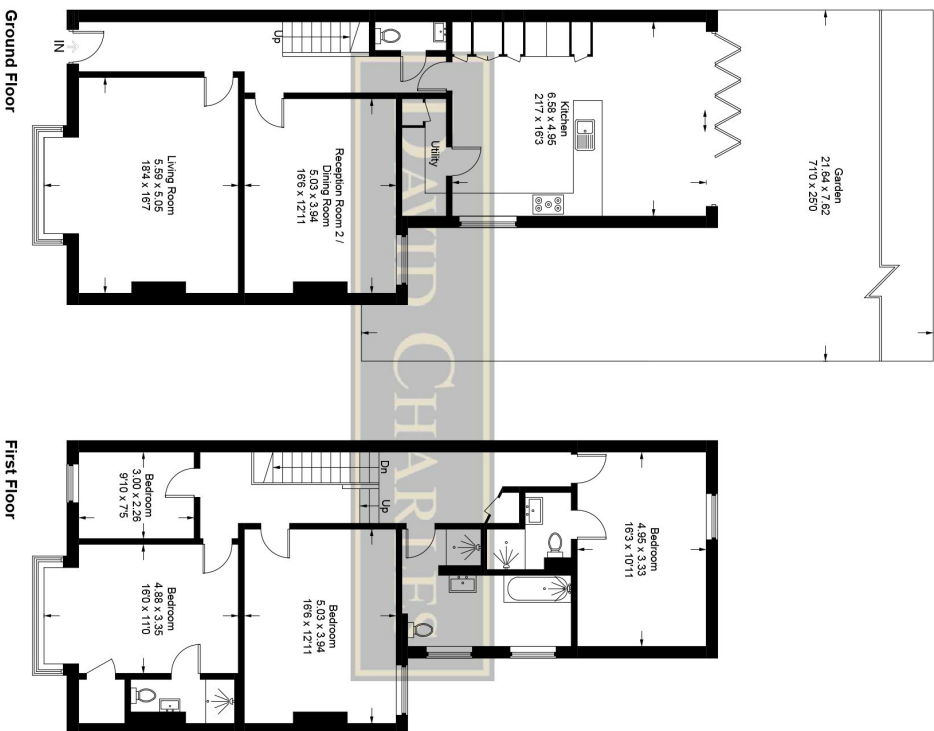
Nower Hill

Approximate Gross Internal Area

Ground Floor = 101.9 sq m / 1,097 sq ft

First Floor = 101.1 sq m / 1,088 sq ft

Total = 203 sq m / 2,185 sq ft



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

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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