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RAYNERS LANE, PINNER, MIDDLESEX, HA5 5DP



PRICE....£799,950....FREEHOLD

The property is a well presented and extended semi detached family home (140.1 sq.m/1508 sq.ft) which has been refurbished to a high standard by the present owners. Located within walking distance of Pinner Village and both Rayners Lane Metropolitan/Piccadilly Line Station and North Harrow Metropolitan Line and within the catchment areas of Longfield Primary School, Buckingham Preparatory School, Nower Hill and Pinner High School. The ground floor accommodation comprises of a large entrance hall with tiled floor leading to a separate cloak area and luxury guest WC. The 13'7ft front reception room with bay window and an open fireplace, with bi-fold glazed wooden doors leading to a 22'8ft family room with a walnut wooden floor and bi-fold doors to the garden. The 23'5ft semi open plan luxury kitchen has a centre island, integrated appliances and a large atrium style skylight with retractable blinds and a separate utility/boiler room. On the first floor there are three bedrooms with fitted wardrobes and a luxury bathroom and storeroom. Outside the property benefits from off street parking, a rear garden of approximately 50ft with patio area and main lawn with secluded tree screen to rear and further potential to extend (subject to planning permissions).

020 8866 0222











COUNCIL TAX

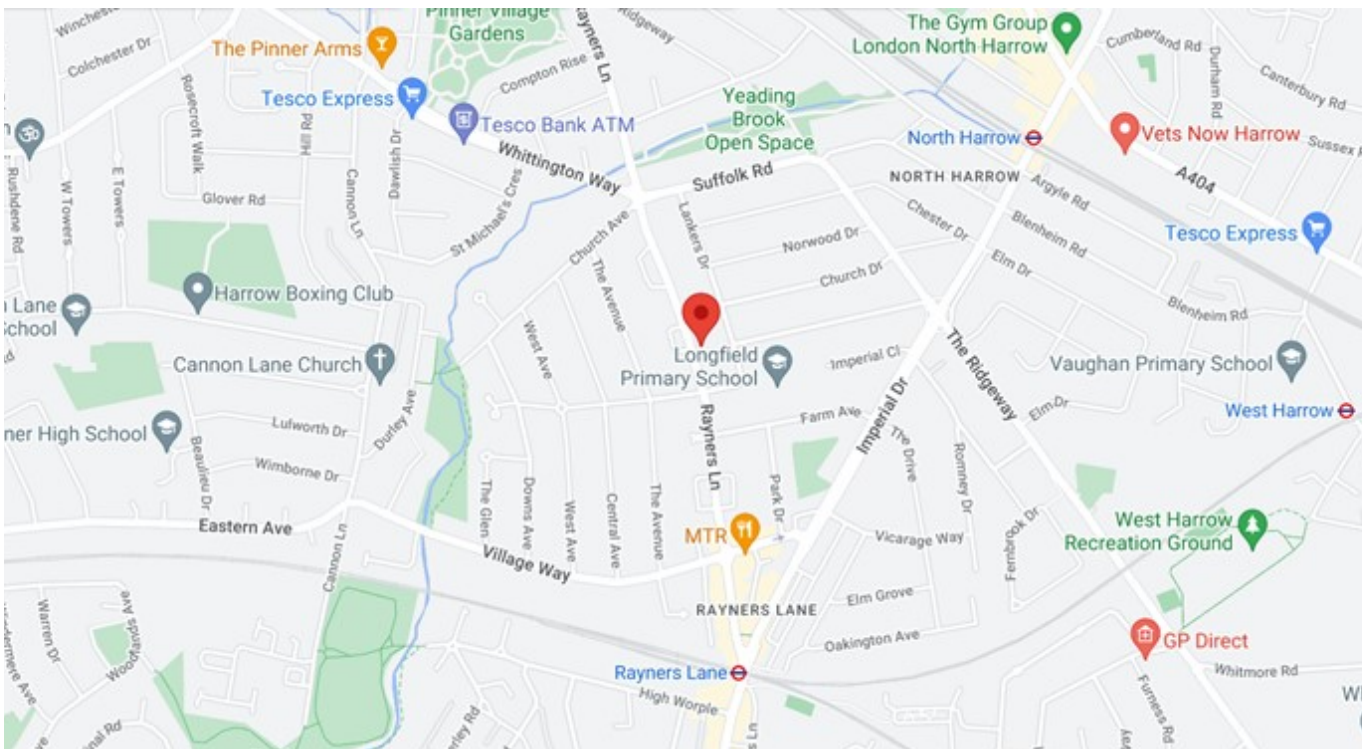
London Borough of Harrow - Band E - £2,643.43

LOCAL SCHOOLS

Longfield Primary School - 0.14 miles
Buckingham Preparatory School - 0.2 miles
St John Fisher Catholic Primary School - 0.5 miles
Pinner High School - 0.71 miles
Nower Hill High School - 0.74 miles

LOCAL TRANSPORT

Rayners Lane Station (Metropolitan/Piccadilly Line) - 0.4 miles
North Harrow Station (Metropolitan Line) - 0.8 miles
Pinner Station (Metropolitan Line) - 1.1 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

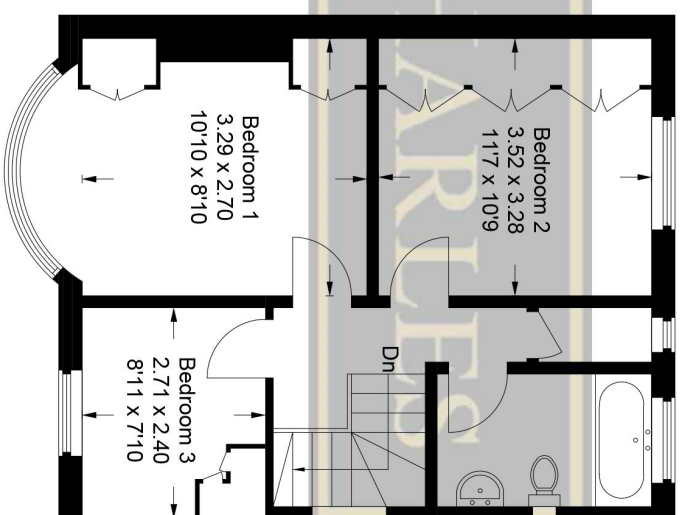
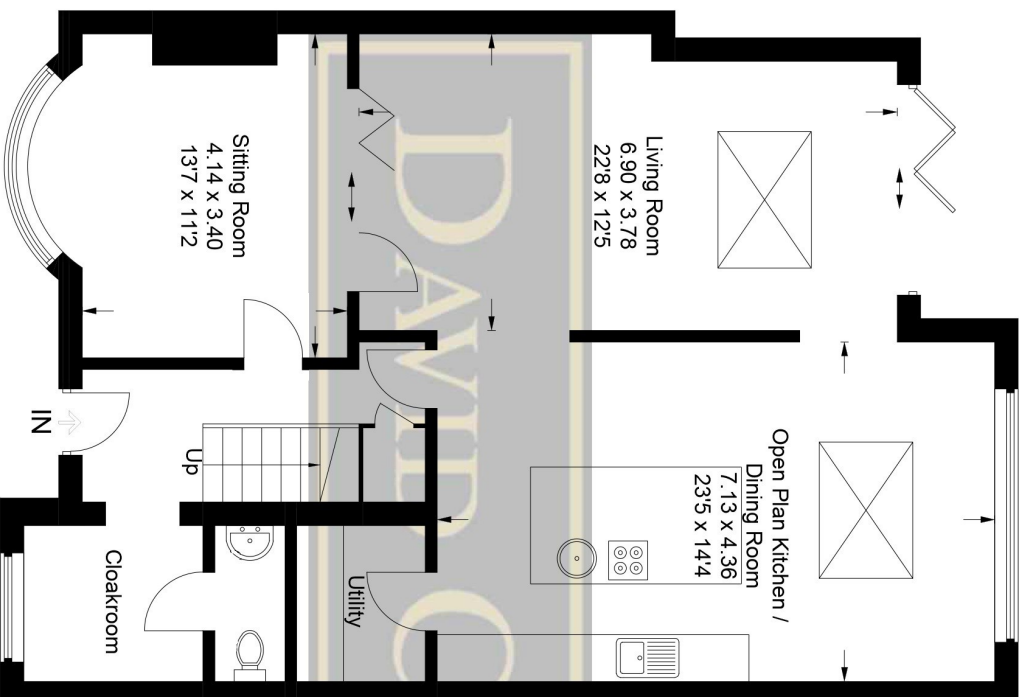
Rayners Lane

Approximate Gross Internal Area

Ground Floor = 94.4 sq m / 1,016 sq ft

First Floor = 45.7 sq m / 492 sq ft

Total = 140.1 sq m / 1,508 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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