

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

RAYNERS LANE, PINNER, MIDDLESEX, HA5 5DS



PRICE....£625,000....FREEHOLD

A well presented two double bedroom detached bungalow (79.6 sq.m/857 sq.ft) which is located within walking distance of Rayners Lane with its vast array of shops, restaurants, coffee houses and Metropolitan/Piccadilly Line Tube Station.

It is also within the catchment areas of Longfield Primary School, Buckingham Preparatory School, and Nower Hill High School. The accommodation comprises of entrance porch with own front door leading entrance hall, a 16'10ft reception room with wooden flooring and double glazed doors to rear garden, a 23'7ft modern fitted kitchen with built-in appliances and double glazed door to side access, two double bedrooms and a modern fitted wet room/WC. Outside there is a 15'2ft garage own drive with off street parking for one to two cars and a 72ft paved rear garden. The property benefits from under floor heating throughout and potential to extend (subject to planning permission)

020 8866 0222







COUNCIL TAX

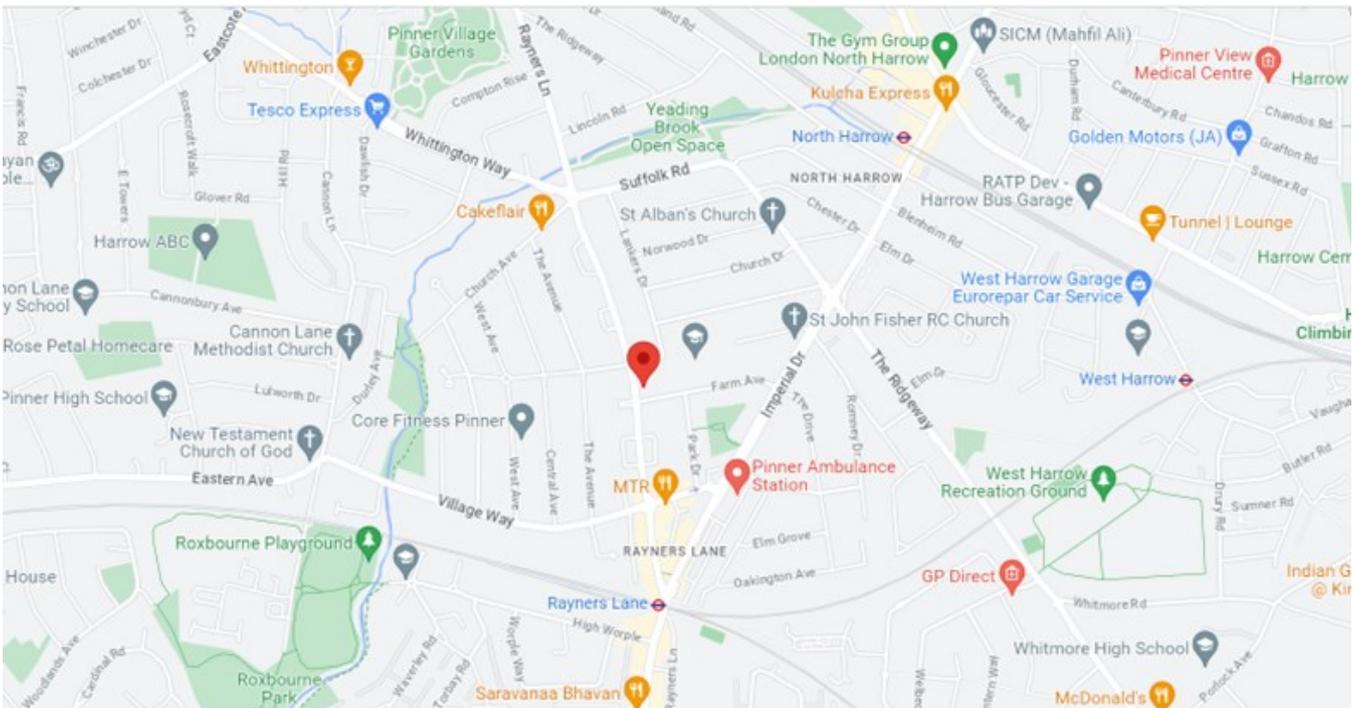
London Borough of Harrow - Band F - £3,124.04

LOCAL SCHOOLS

- Longfield Primary School - 0.09 miles
- Buckingham Preparatory School - 0.03 miles
- St John Fisher Catholic Primary School - 0.63 miles
- Pinner High School - 0.71 miles
- Nower Hill High School - 0.8 miles

LOCAL TRANSPORT

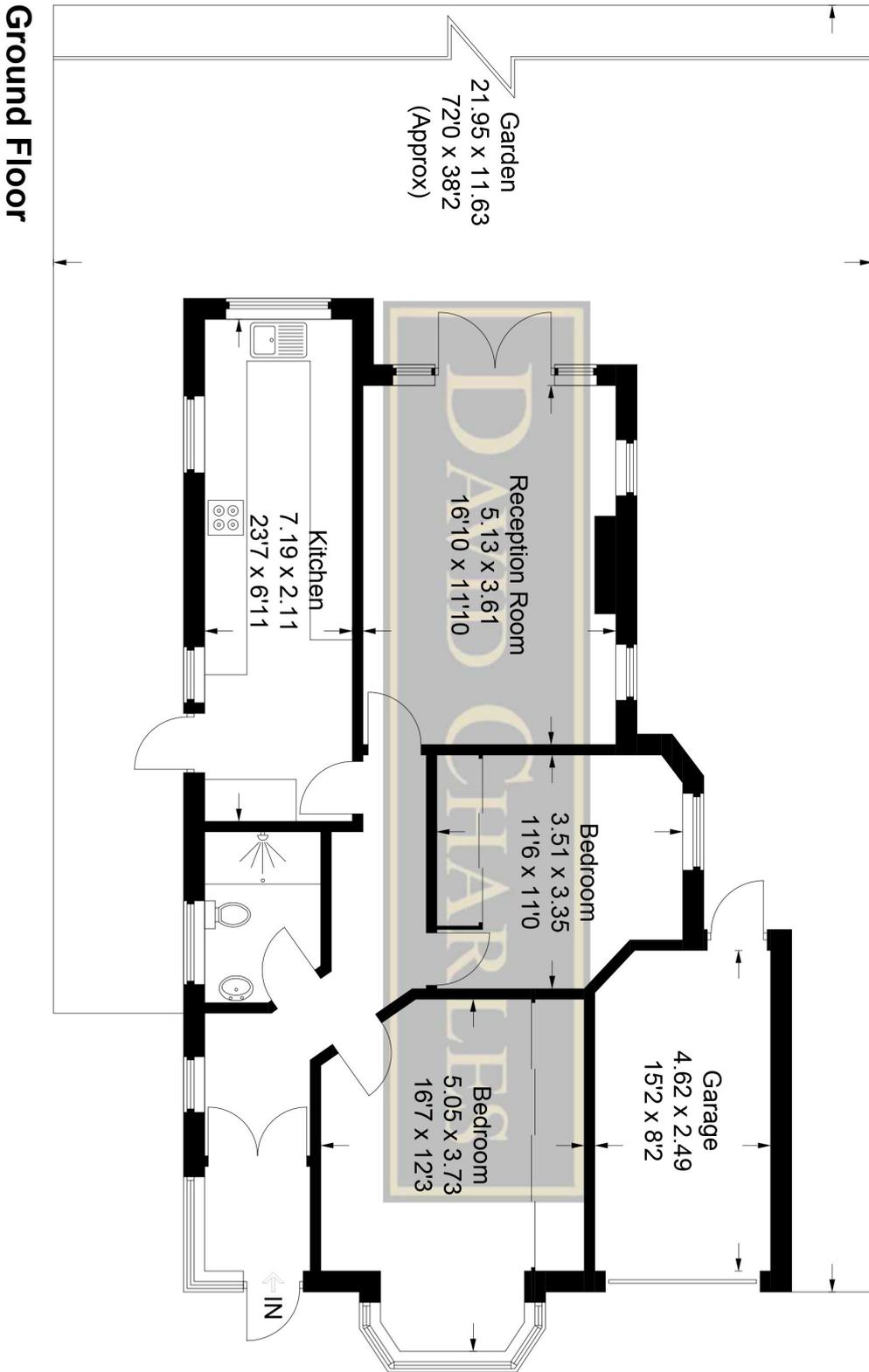
- Rayners Lane Station (Metropolitan/Piccadilly Line) - 0.3 miles
- North Harrow Station (Metropolitan Line) - 0.8 miles
- Pinner Station (Metropolitan Line) - 1.2 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Rayners Lane

Approximate Gross Internal Area
 Ground Floor = 79.6 sq m / 857 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 91.0 sq m / 980 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.