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ANGLESMEDE WAY, PINNER, MIDDLESEX, HA5 5SS



PRICE....£725,000....FREEHOLD

A three bedroom 1930's built semi detached family house (106.3 sq.m/1,145 sq.ft) set on a wider than average plot at the end of a quiet Cul de Sac, with an open aspect to the front and attractive views over Pinner Park Farm at the rear. It is located within a third of a mile of Nower Hill High School (Ofsted Outstanding) and within easy reach of popular primary schools and parks. Pinner and North Harrow town centres are also within a mile. The property benefits from an East/West aspect making the accommodation naturally light and airy, with two reception rooms, a kitchen and guest cloakroom. The first floor has two double bedrooms, a 9ft bedroom three and a shower room with separate WC. Outside there is an 18'11ft garage own drive with block paving and off street parking for two cars and a mature rear garden with a patio, main lawn and shrub and tree borders, offering an element of seclusion. There is excellent potential for a side and rear extension (as neighbouring properties have done) making it future proof for the growing family.

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COUNCIL TAX

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

LOCAL SCHOOLS

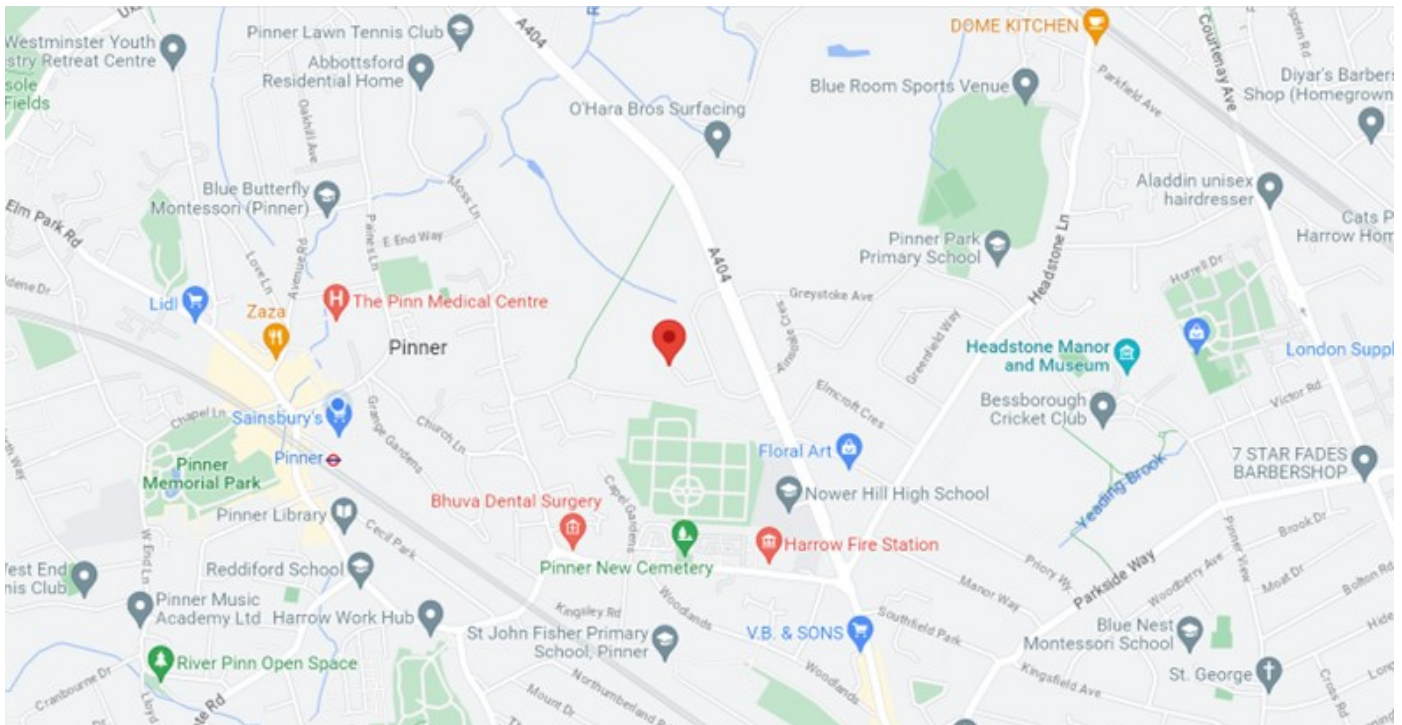
St John Fisher Catholic Primary School - 0.42 miles

Reddiford School - 0.47 miles

Nower Hill High School - 0.35 miles

LOCAL TRANSPORT

North Harrow Station (Metropolitan Line) - 0.9 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Anglesmede Way

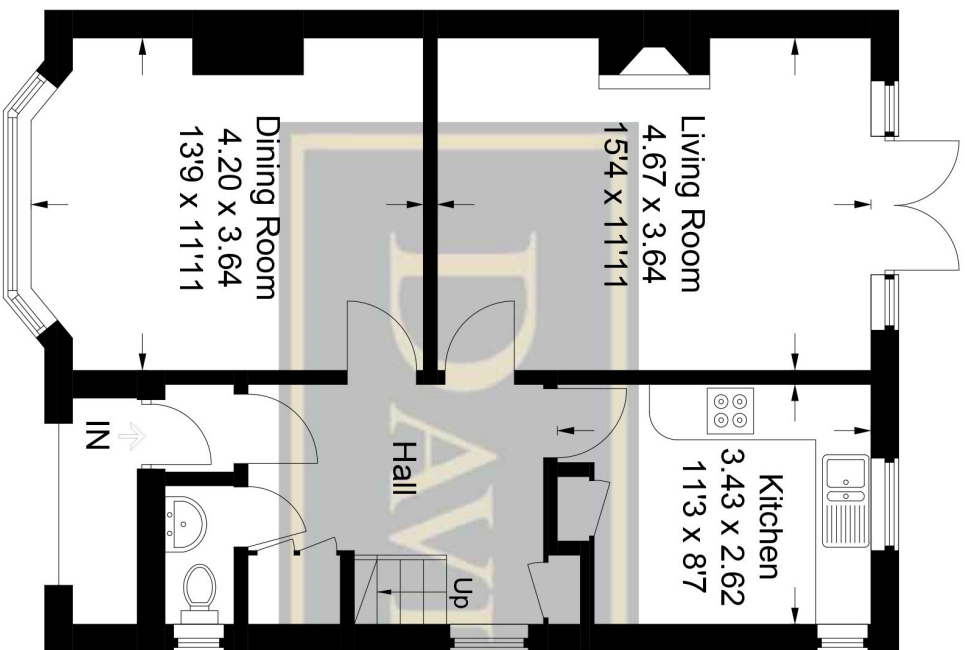
Approximate Gross Internal Area

Ground Floor = 52.9 sq m / 570 sq ft

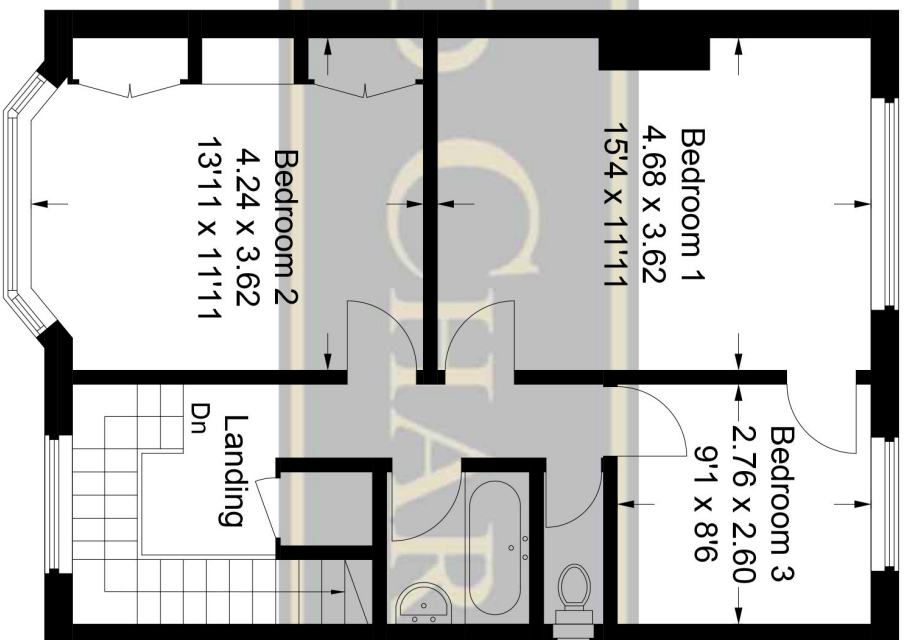
First Floor = 53.4 sq m / 575 sq ft

Outbuilding Area = 20.4 sq m / 219 sq ft

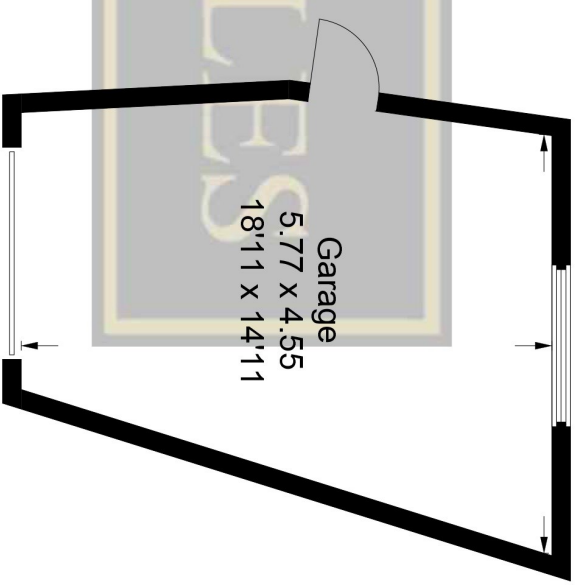
Total = 126.7 sq m / 1,364 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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