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GRANGE GARDENS, PINNER VILLAGE, MIDDLESEX, HA5 5QF



PRICE....£1,400,000....FREEHOLD

This four double bedroom detached family house has been completely updated to a high standard throughout and is in a superb location in the heart of Pinner Village. It benefits from current planning for a rear extension and loft conversion, making it future proof for the growing family. Having an east/west aspect, the naturally light accommodation (1961 Sq. Ft/ 182.2 Sq. M) includes a 19' living room semi open plan to the dining area and a separate study. The luxurious German kitchen has quartz worktops and integrated Neff appliances and there is a utility room and guest cloakroom. The first floor master bedroom has an en-suite shower room, there are three further double bedrooms and a second bath & shower room. There is a separate side entrance to the home office/guest room (15' x 13') which benefits from a kitchenette area and a shower room. Outside the secluded rear garden is approximately 100' long with a patio and main lawn and the front offers off street parking for two cars. The property is ideally located within minutes' walk of the High Street offering a selection of boutique shops, restaurants, cafés, bars, M & S and Sainsburys supermarkets and the Metropolitan Line tube station (Baker Street within 25 minutes). Pinner Memorial Park and excellent schools are also nearby.

020 8866 0222













COUNCIL TAX

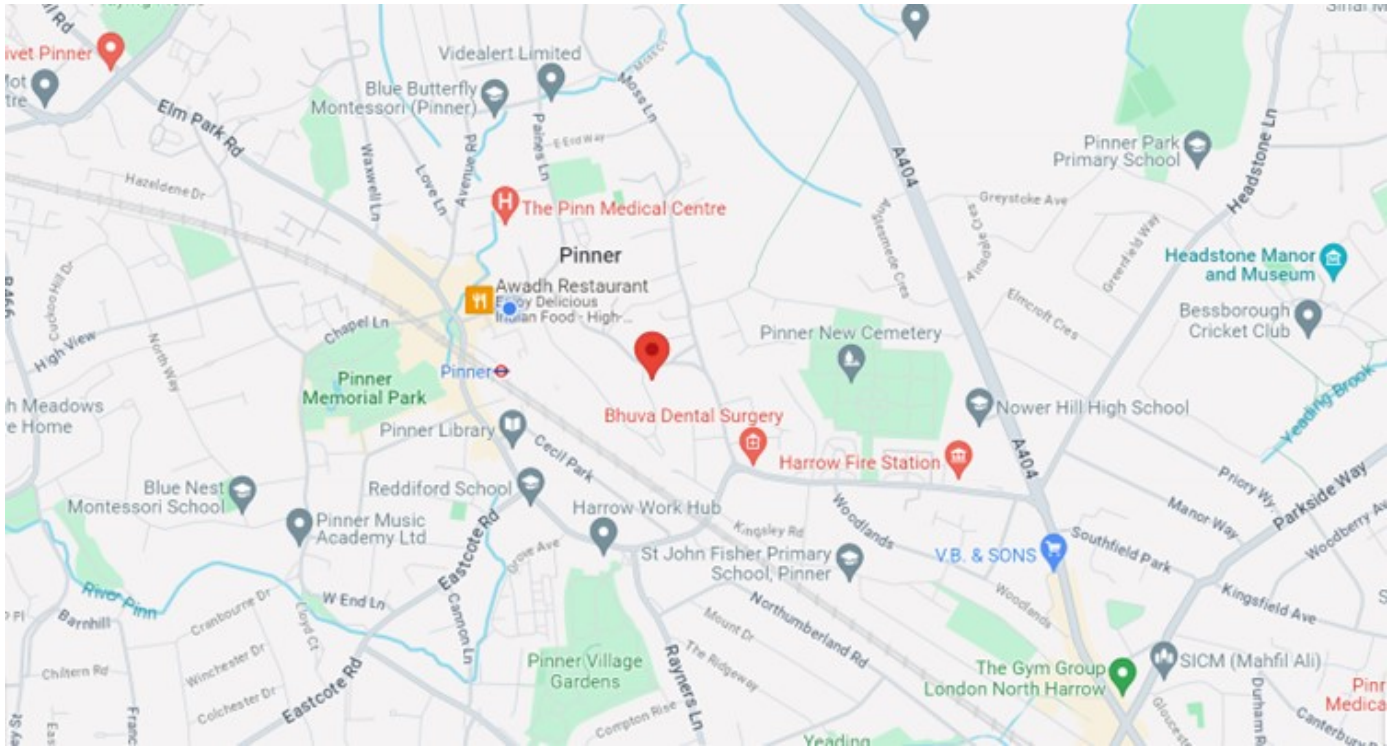
London Borough of Harrow - Band G - £3,604.67

LOCAL SCHOOLS

Reddiford School - 0.3 miles
St John Fisher RC Primary School - 0.3 miles
West Lodge Primary School - 0.4 miles

LOCAL TRANSPORT

Pinner Tube Station (Metropolitan Line) - 0.4 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Grange Gardens

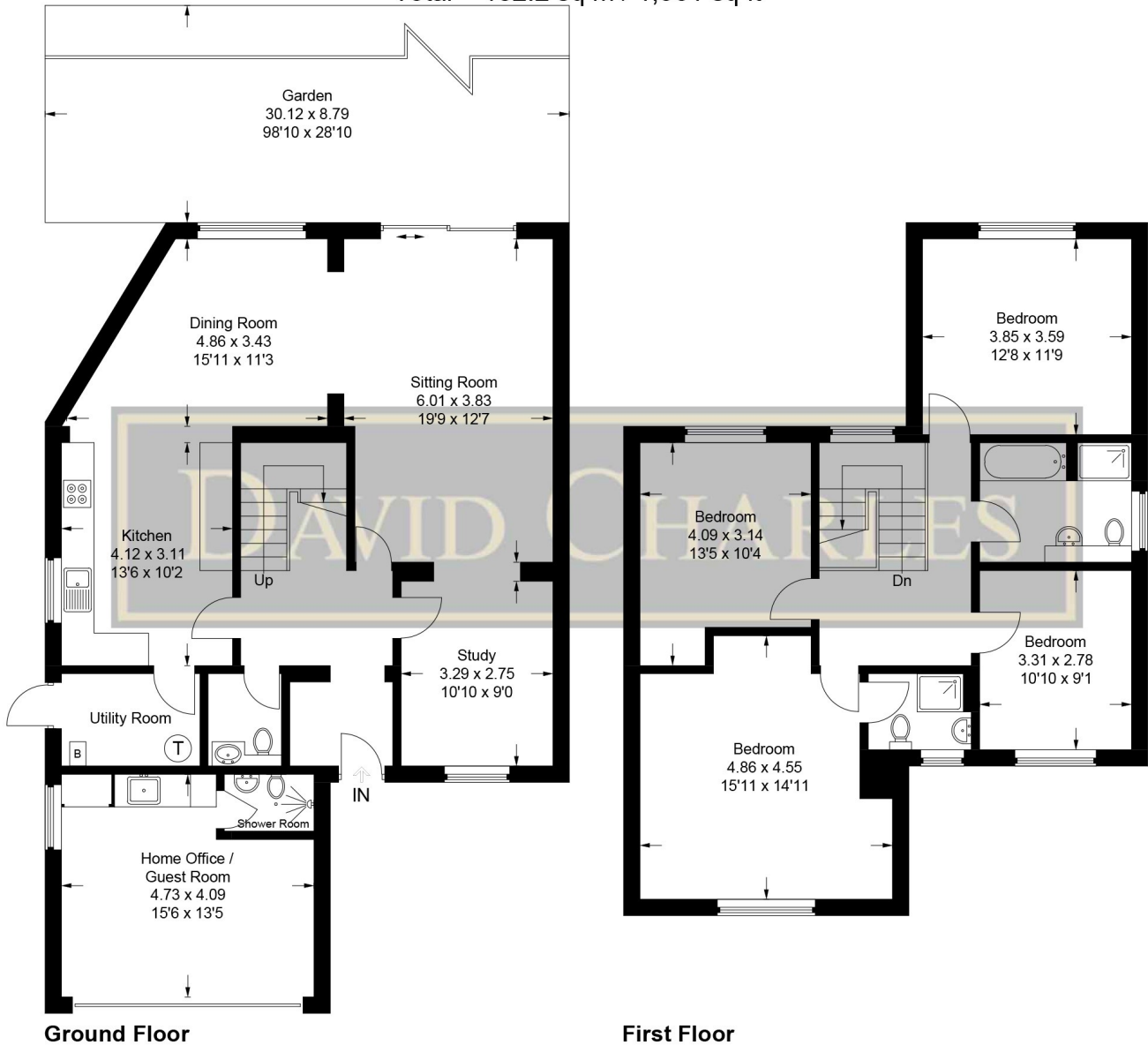
Approximate Gross Internal Area

Ground Floor = 84.8 sq m / 913 sq ft

First Floor = 78.3 sq m / 843 sq ft

Home Office / Guest Room = 19.1 sq m / 205 sq ft

Total = 182.2 sq m / 1,961 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.