

# DAVID CHARLES

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## TOOKE CLOSE, PINNER, MIDDLESEX, HA5 4TJ



**PRICE....£999,950....FREEHOLD**

This bright and well presented four bedroom detached family house (1,600 sq.ft/148.6 sq.m) which has been modernised to a high standard throughout, is located in this quiet residential cul de sac off Woodhall Drive, within the school catchment areas of both Pinner Wood Primary School & Grimsdyke School (both Ofsted Outstanding). Both Pinner Village and Hatch End are within easy reach with their vast array of shops, restaurants, coffee houses, supermarkets and Pinner Metropolitan Line Tube Station and Hatch End Overground Train Station. The accommodation comprises of entrance porch with double doors to an 'L' shaped entrance hall, 18'10ft reception room, 13'5ft dining room, extended luxury kitchen, 12'11ft office/study and guest WC. On the first floor there are four bedrooms and a luxury family bath/shower room. Outside there is an own drive with off street parking for one car and a 49ft east backing rear garden which is mainly laid to lawn with shrub and flower borders. The property benefits from being sold with a complete upper chain and further extension potential (subject to planning permissions).

**020 8866 0222**















### **COUNCIL TAX**

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

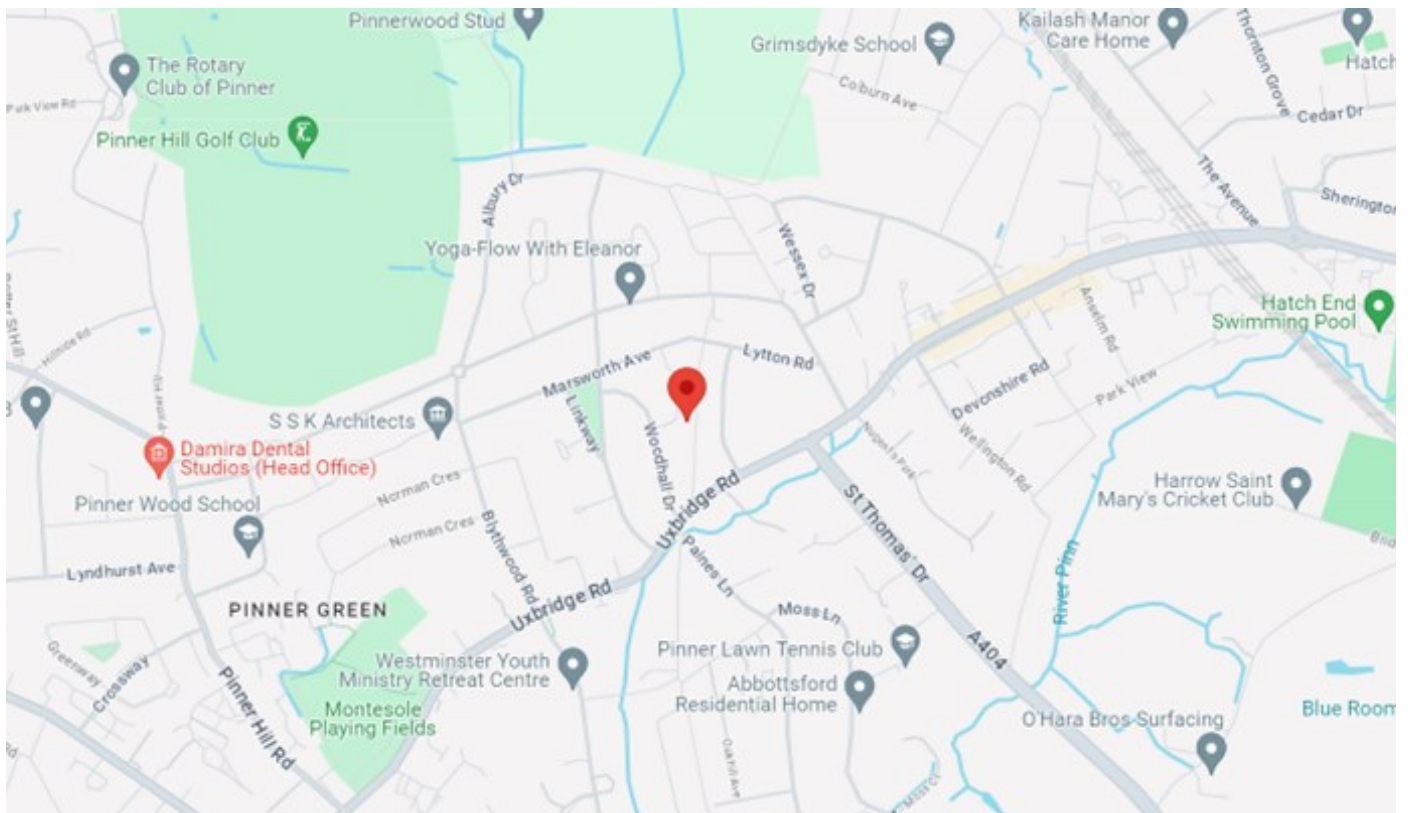
### **LOCAL SCHOOLS**

Grimsdyke School - 0.53 Miles  
Pinner Wood School - 0.58 Miles  
St John's School - 1.03 Miles  
Northwood School - 1.07 Miles

### **LOCAL TRANSPORT**

Hatch End Station (Overground) - 0.9 Miles  
Pinner Station (Metropolitan Line) - 1.0 Miles



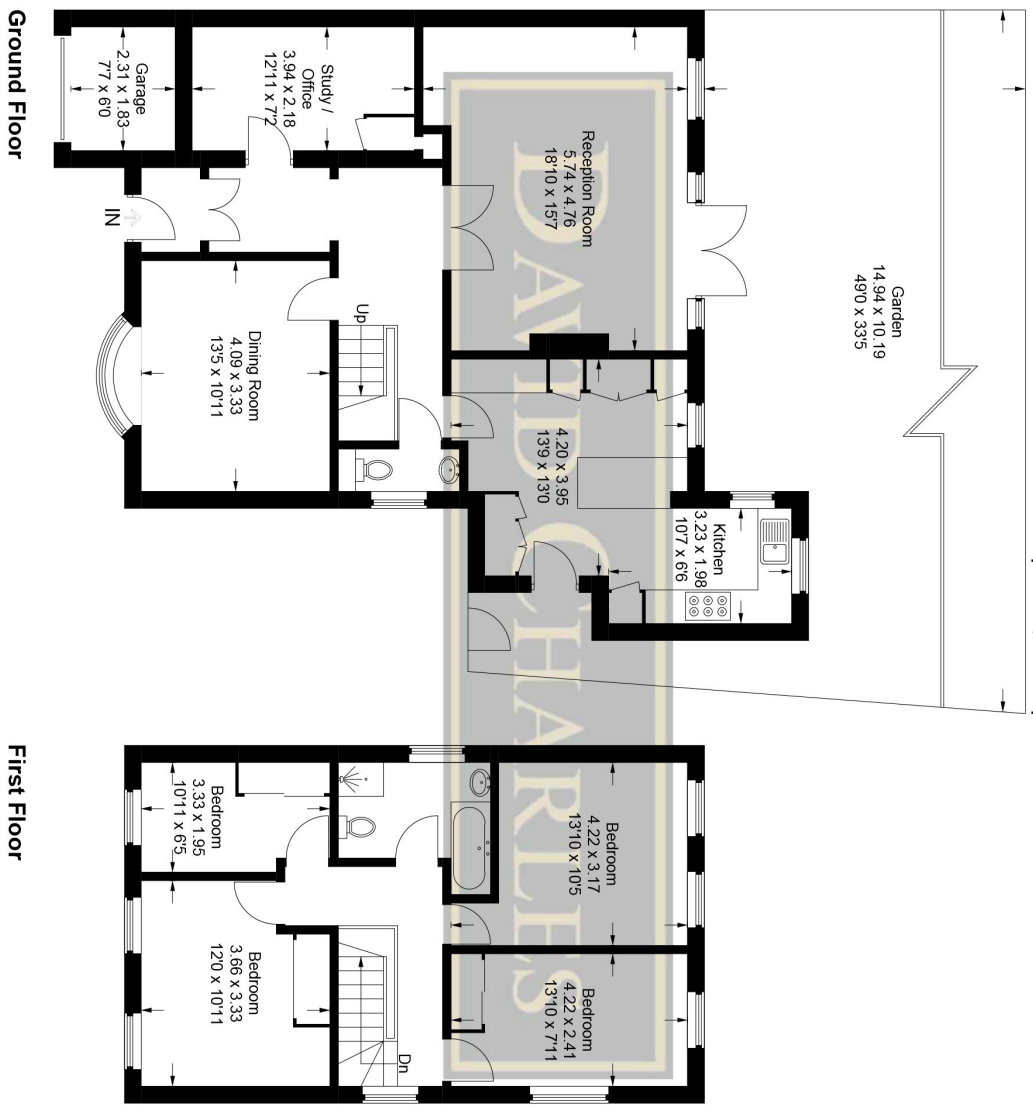


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Tooke Close

Approximate Gross Internal Area  
 Ground Floor = 88.7 sq m / 955 sq ft  
 First Floor = 55.8 sq m / 601 sq ft  
 Garage = 4.1 sq m / 44 sq ft  
 Total = 148.6 sq m / 1,600 sq ft

Garden  
 14.94 x 10.19  
 490 x 335



**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.*

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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