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CURZON PLACE, PINNER, MIDDLESEX, HA5 2TQ



PRICE....£699,950....FREEHOLD

This three bedroom detached bungalow (1259 sq. ft/117 sq. m) is located at the end of a quiet cul de sac and is offered with no upper chain. The spacious accommodation benefits from air conditioning to most rooms and includes a 23' x 19 living/dining room with a bright double aspect, a fitted kitchen with integrated appliances and three double bedrooms with fitted wardrobes. There is also a bathroom with a separate cloakroom.

Outside there is communal parking and an own drive with additional parking leading to a single garage. The manageable garden has a bright south westerly aspect, with a main lawn and a raised patio with shrub borders and a storage shed.

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COUNCIL TAX

London Borough of Hillingdon - Band F - £2,542.88

LOCAL SCHOOLS

West Lodge Primary School - 0.48 miles

Harlyn Primary School - 0.57 miles

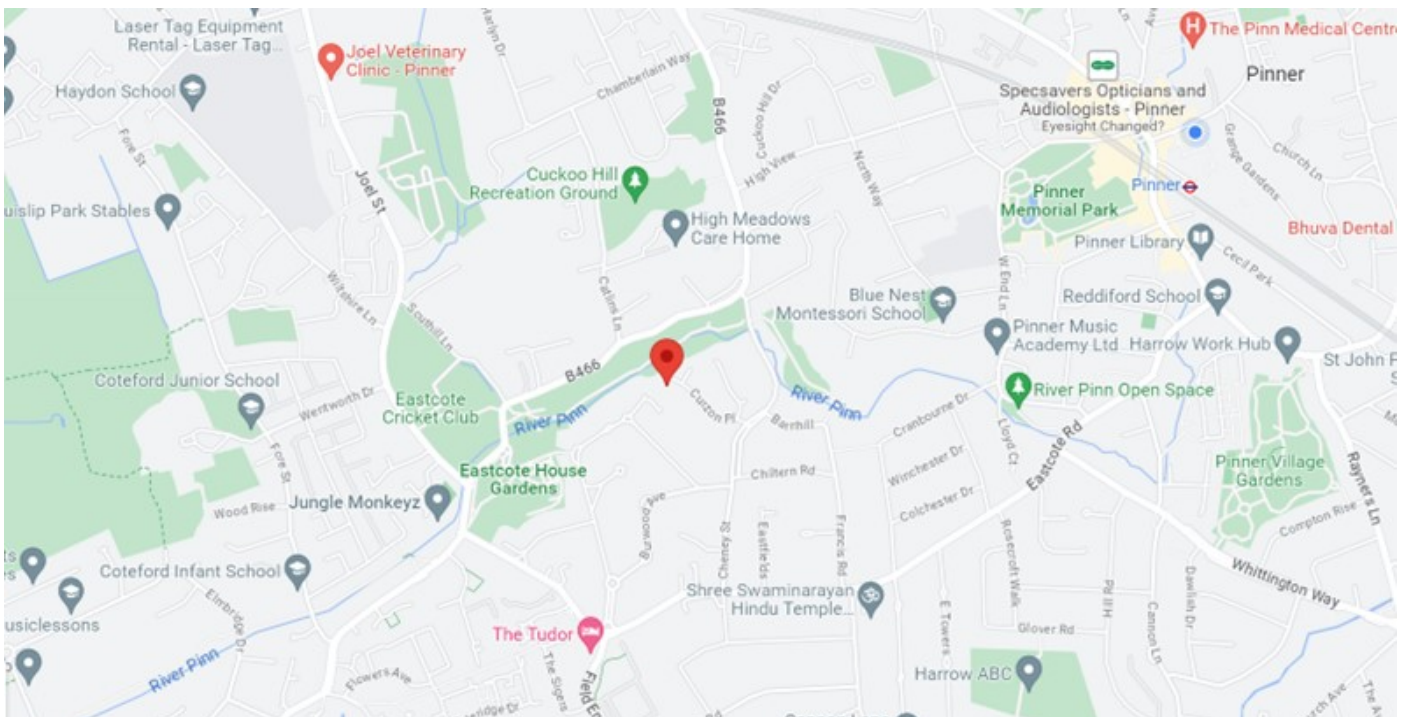
Haydon School - 0.8 miles

Pinner High School - 0.81 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 1.1 miles

Eastcote Station (Metropolitan Line/Piccadilly Line) - 1.1 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

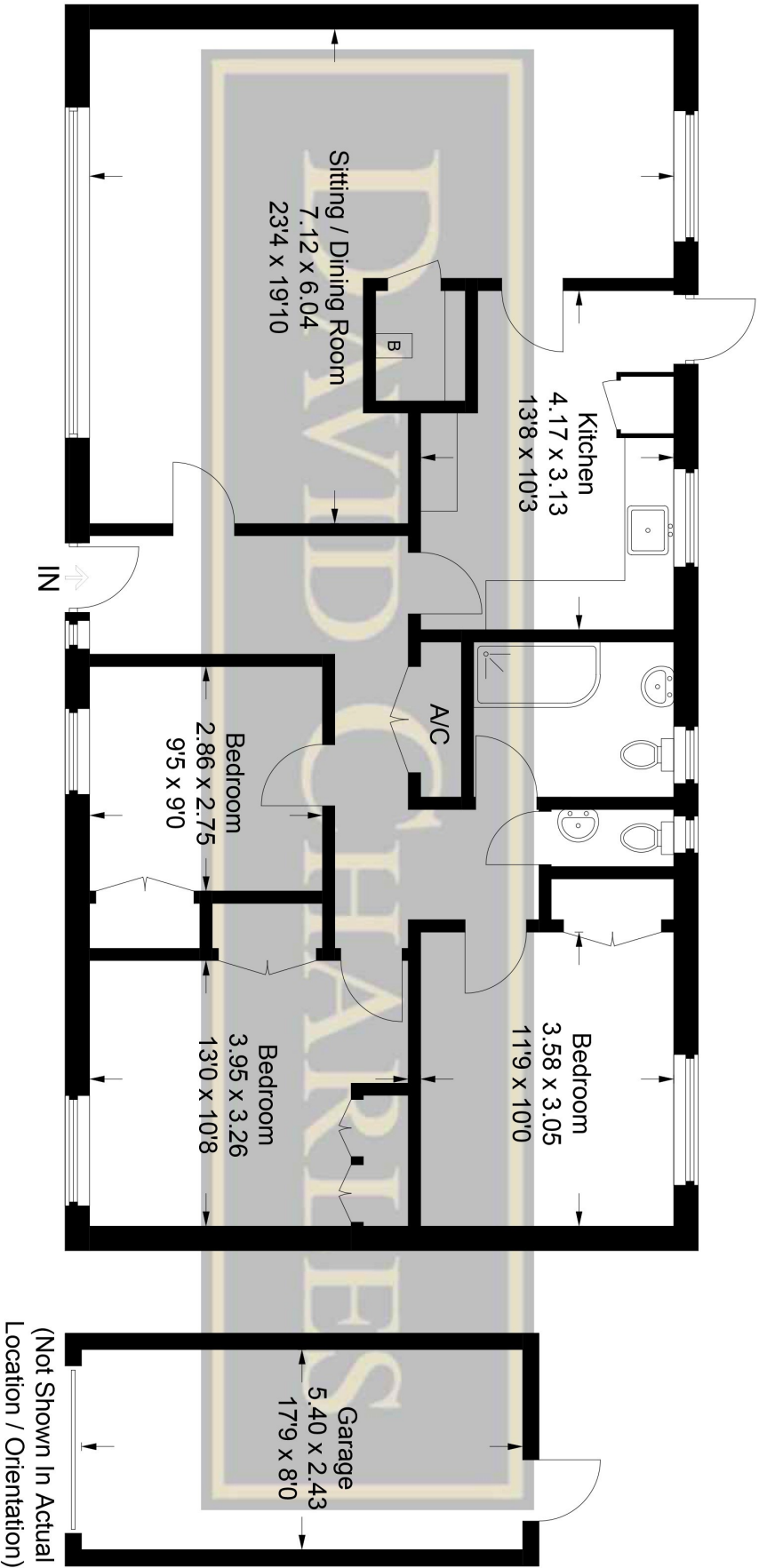
Curzon Place

Approximate Gross Internal Area

104 sq m / 1,119 sq ft

Garage = 13 sq m / 140 sq ft

Total = 117 sq m / 1,259 sq ft



(Not Shown In Actual
Location / Orientation)

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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