

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

ANSELM ROAD, HATCH END, MIDDLESEX, HA5 4LH



PRICE....£1,075,000....FREEHOLD

This spacious three bedroom detached house (1277 Sq. Ft/118.7 Sq. M) is set on a corner plot at the end of a quiet residential road within minutes' walk of Hatch End Broadway offering a wide selection of shops, restaurants, and the overground train station. (Euston within 25 minutes). The house offers the ideal balance of character with contemporary features, including double glazed leaded light windows, oak clad walls in the hallway, solid oak flooring and a stone fireplace with wood burning stove. The accommodation includes two reception rooms, a 17' kitchen and a guest cloakroom. The first floor has a 17' principal bedroom, a second double bedroom, a 10' bedroom three and a bathroom with a separate cloakroom. Outside the 80' rear garden has a paved patio, main lawn and a second suntrap patio at the rear. There is a garage with own drive accessed via Park View.

020 8866 0222











COUNCIL TAX

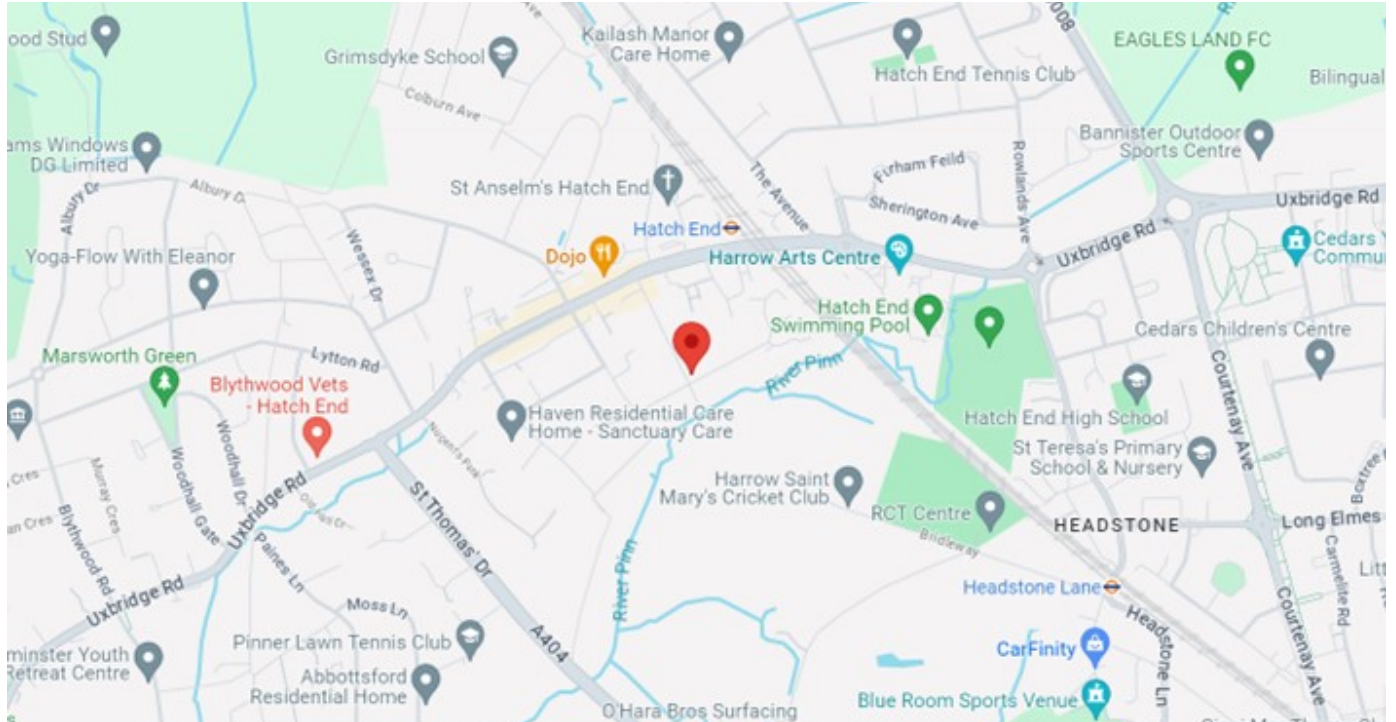
London Borough of Harrow - Band G - £3,604.67

LOCAL SCHOOLS

Grimsdyke School - 0.47 miles
St Teresa's Catholic Primary School & Nursery - 0.65 miles
Hatch End High School - 0.59 miles

LOCAL TRANSPORT

Hatch End Station (Overground) - 0.3 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	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Anselm Road

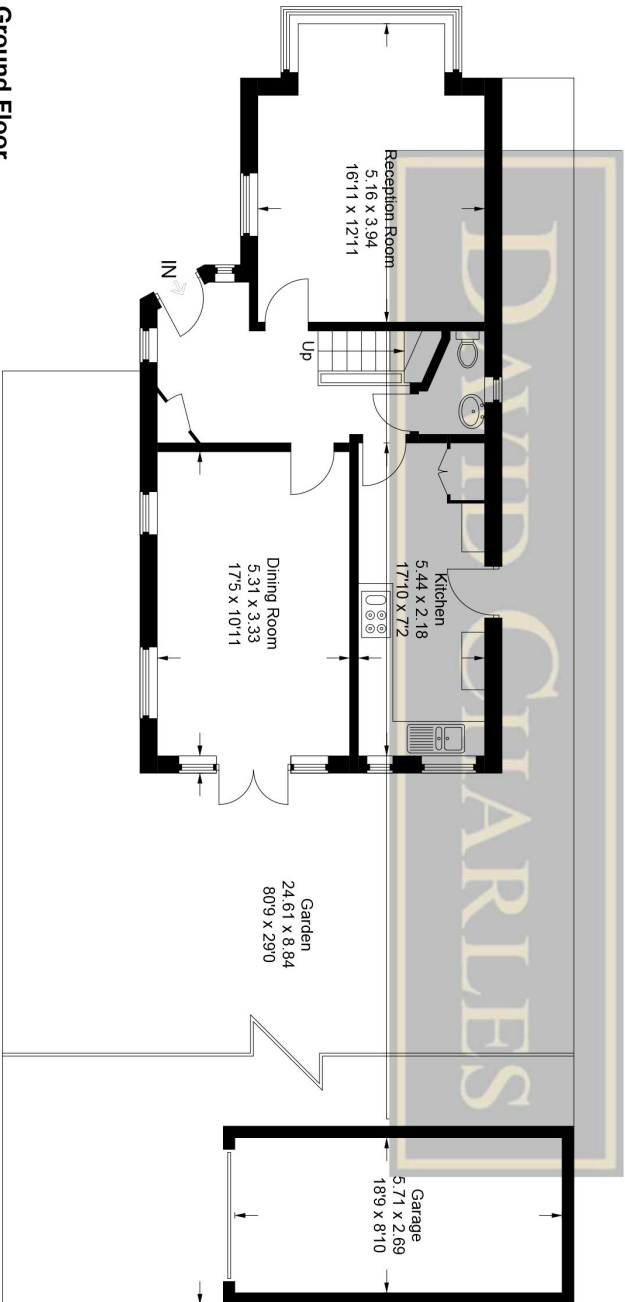
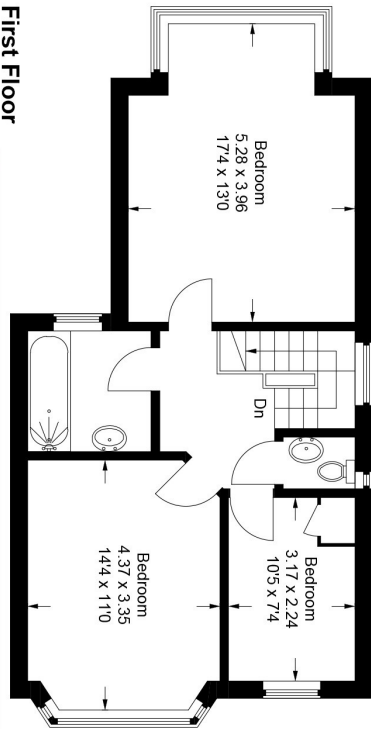
Approximate Gross Internal Area

Ground Floor = 63.3 sq m / 681 sq ft

First Floor = 55.4 sq m / 596 sq ft

Garage = 15.4 sq m / 166 sq ft

Total = 134.1 sq m / 1,443 sq ft



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.

© CJ Property Marketing Ltd Produced for David Charles