

# DAVID CHARLES

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## OLD HALL CLOSE, PINNER, MIDDLESEX HA5 4ST



### OFFERS IN EXCESS OF PRICE....£1,300,000....FREEHOLD

This spacious four/five bedroom detached family house (1982 sq.ft/184.1 sq.m) is located in this much sought-after cul-de-sac within walking distance of Hatch End and Pinner Town Centres, offering a wide range of amenities. It is also within easy reach of highly regarded local schools including Pinner Wood & Grimsdyke Primary School and Nower Hill High School (All Ofsted Outstanding). The property has a deep frontage and the benefit of an East/West aspect making the accommodation naturally light and airy. It has been extended twice over the years and now provides generous and flexible living space including a 21ft living room with feature fireplace open plan to the dining room, a 18ft square eat-in kitchen with central workstation, a tv room/study and a 21ft office/bedroom five. The first floor main bedroom has fitted wardrobes and an en-suite dressing room and bathroom. There are three further double bedrooms and a second family bathroom. Outside the front garden is well stocked with shrubs and trees offering an element of seclusion and off street parking for three cars. The 68ft x 91ft rear garden is deceptively spacious and has a sunny westerly aspect. It has a raised patio and main lawn with mature shrub and tree borders.

**020 8866 0222**















### **COUNCIL TAX**

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

### **LOCAL SCHOOLS**

Pinner Wood Primary School - 0.66 Miles

Grimsdyke Primary School - 0.70 Miles

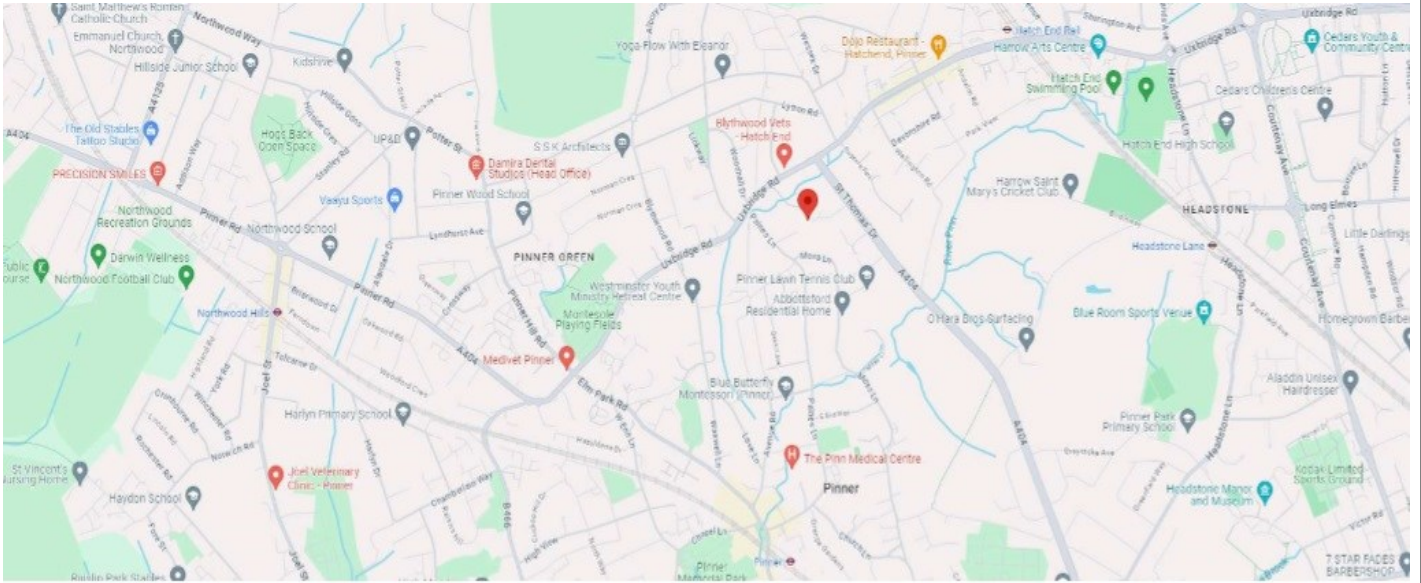
Nower Hill High School - 1.06 Miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 1.1 Miles

Hatch End (Overground Station) - 0.8 Miles

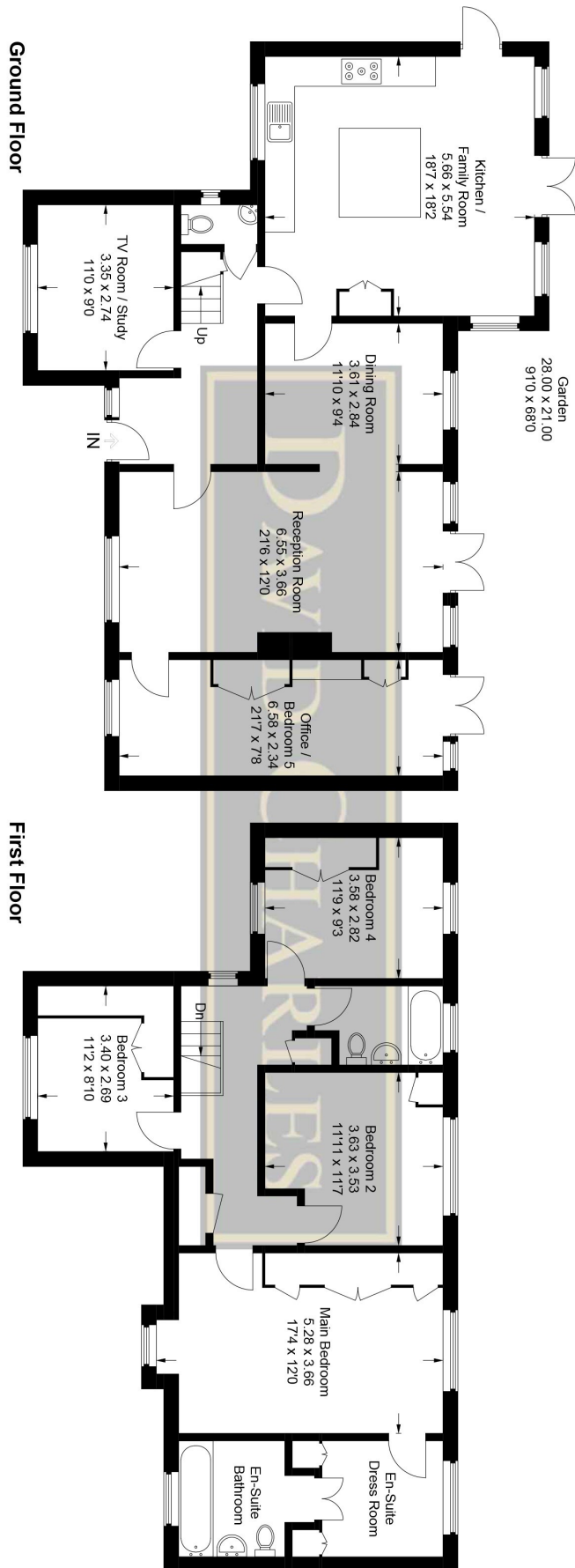




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Old Hall Close

Approximate Gross Internal Area = 184.1 sq m / 1,982 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.

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