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NORMAN CRESCENT, PINNER, MIDDLESEX, HA5 3QH



PRICE....£895,000....FREEHOLD

A well presented four double bedroom semi detached family house (123.9 sq.m/1,334 sq.ft) is set in this quiet crescent off Blythwood Road within the school catchment areas of Pinner Wood Primary School & Grimsdyke Primary School (both Ofsted Outstanding) and is located within easy reach of both Pinner Village and Hatch End Broadway with their vast array of shops, restaurants, coffee houses, supermarkets and Pinner Metropolitan Line Tube Station and Hatch End Overground Station. The accommodation comprises of an entrance hall with wooden flooring, 'L shaped' 24'3ft Reception Room with double French doors to garden, dual aspect 17'7ft dining room, 12'4ft modern fitted kitchen, and a guest WC. On the first floor there are four double bedrooms and family bathroom/WC. Outside there is off street parking for one to two cars and a 74ft south west aspect rear garden which is mainly laid to lawn with mature shrub and flower borders.

020 8866 0222











COUNCIL TAX

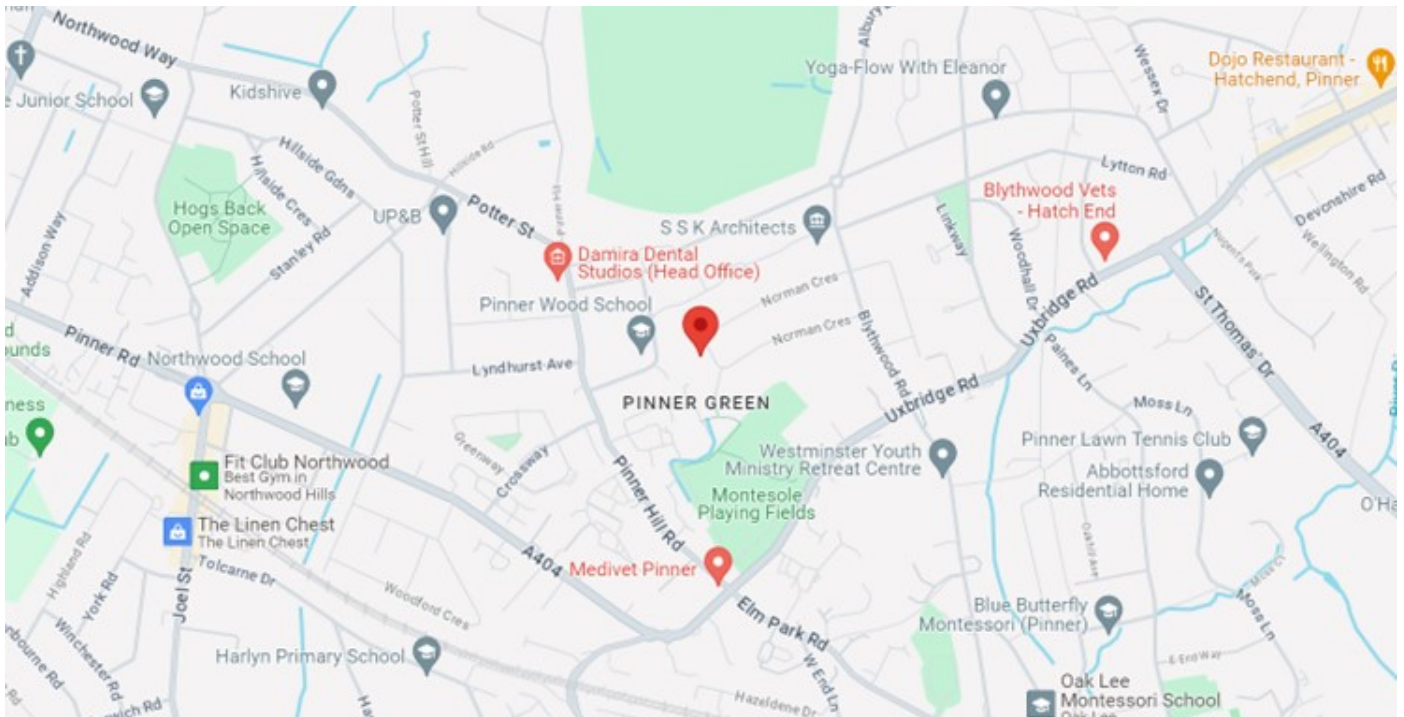
London Borough of Harrow - Band F - £3,302.46

LOCAL SCHOOLS

Pinner Wood School - 0.07 miles
 Harlyn Primary School - 0.57 miles
 Grimsdyke School - 1.07 miles
 Northwood School - 0.57 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 1.1 miles



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

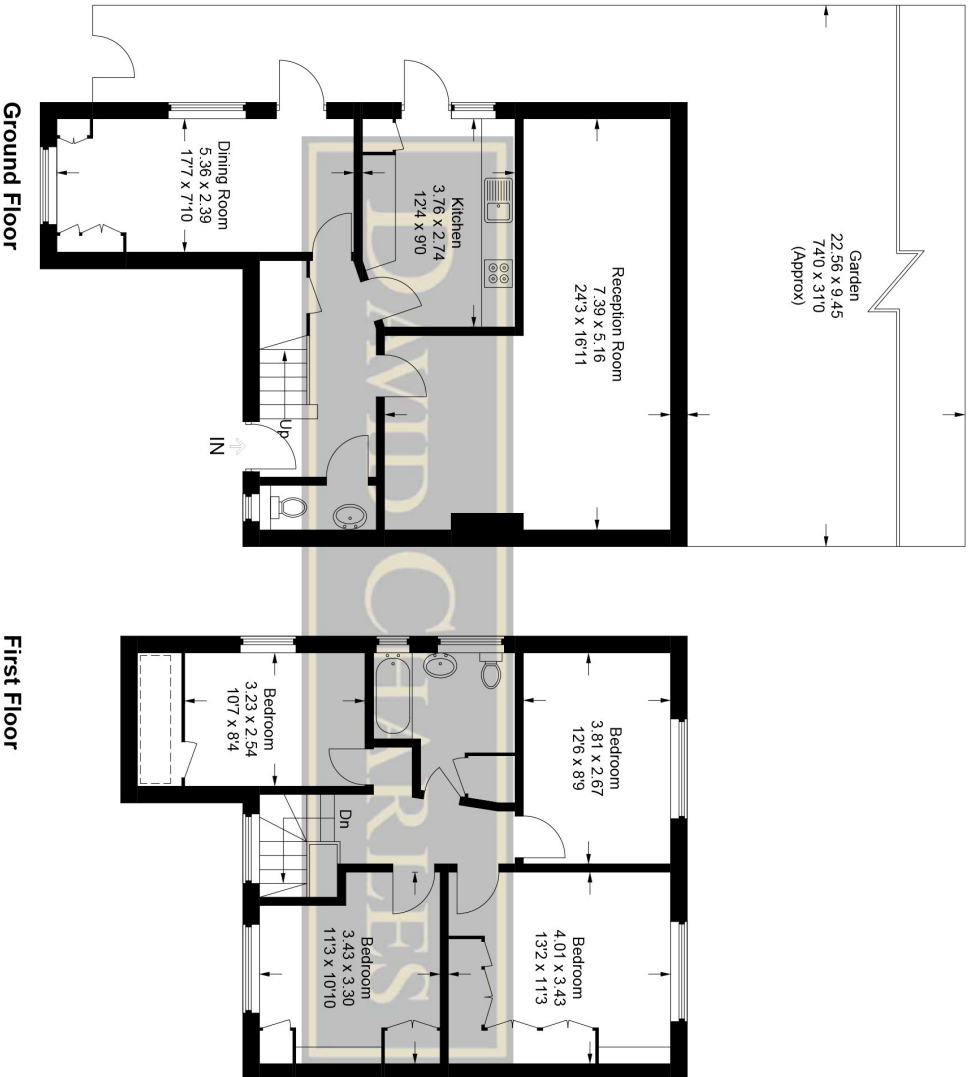
Norman Crescent

Approximate Gross Internal Area

Ground Floor = 63.9 sq m / 688 sq ft

First Floor = 60.0 sq m / 646 sq ft

Total = 123.9 sq m / 1,334 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.