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THE CHASE, PINNER, MIDDLESEX, HA5 5QP



PRICE....£1,150,000....FREEHOLD

This modern four bedroom semi detached house (2165 sq.ft/201.1 sq.m) is one of only two properties built thirteen years ago to an exceptionally high standard. It is located on a quiet and desirable street within half a mile of the village centre and train station, and walking distance to highly regarded schools. The accommodation is presented in excellent order throughout and includes a large living room with feature fireplace and a 20' x 18' open plan kitchen and dining room with a central island/breakfast bar, granite worktops and a separate utility room and cloakroom. The first floor principle bedroom benefits from a walk-in dressing area with an extensive range of wardrobes and an en-suite bathroom. There is a second double bedroom, bedroom three and a family bathroom. The second floor has an impressive 21' x 18' bedroom with a walk-in dressing room, fitted wardrobes and an en-suite bath/shower room. Outside the 40' x 33' garden has a large patio (ideal for entertaining) and two lawn areas, with space on the side for an extension (STPP) and a garage with own drive. The property is offered with no upper chain.

020 8866 0222













COUNCIL TAX

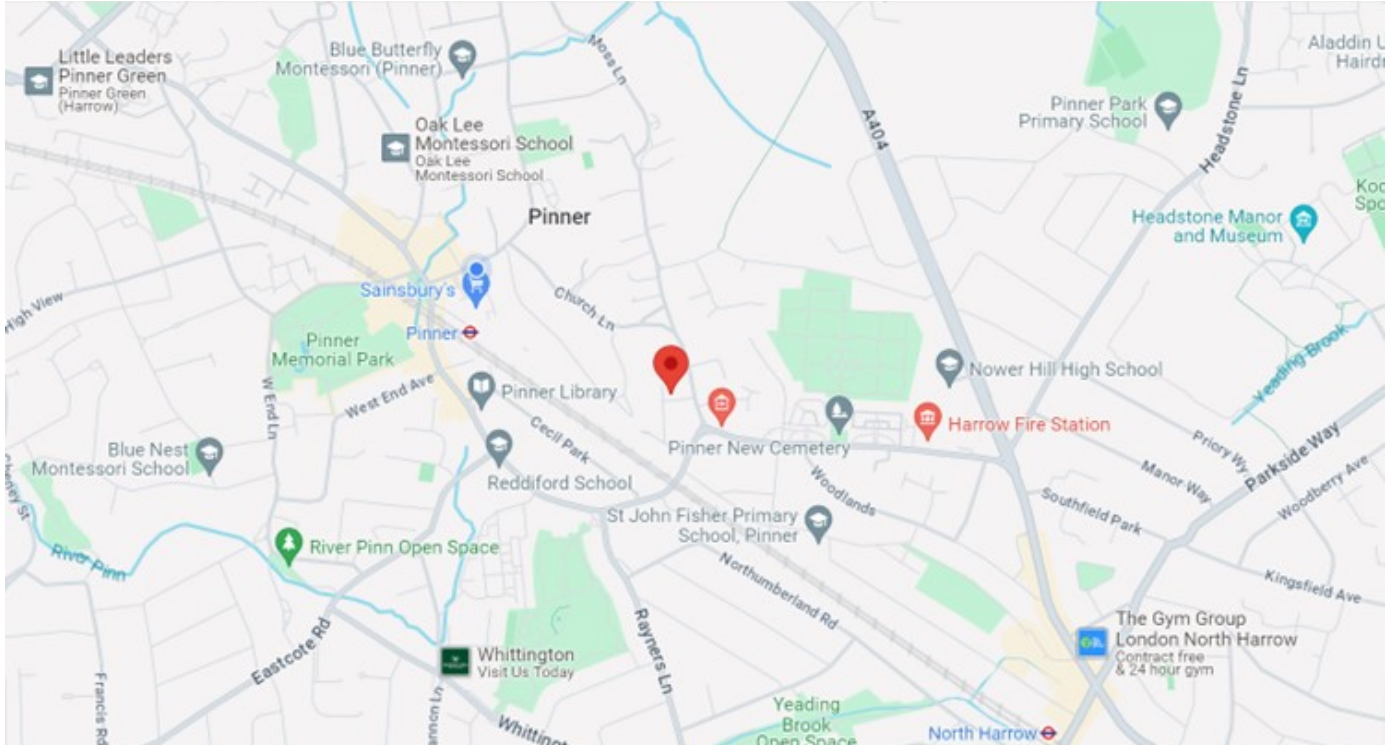
London Borough of Harrow - Band F - £3302.46

LOCAL SCHOOLS

Reddiford School - 0.18 Miles
St. John Fisher Catholic Primary School - 0.27 Miles
Nower Hill High School - 0.41 Miles
Pinner High School - 1.04 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.6 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Chase

Approximate Gross Internal Area

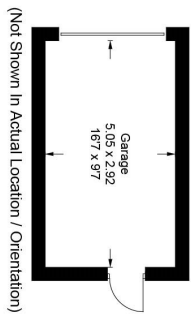
Ground Floor = 73.1 sq m / 787 sq ft

First Floor = 71.5 sq m / 770 sq ft

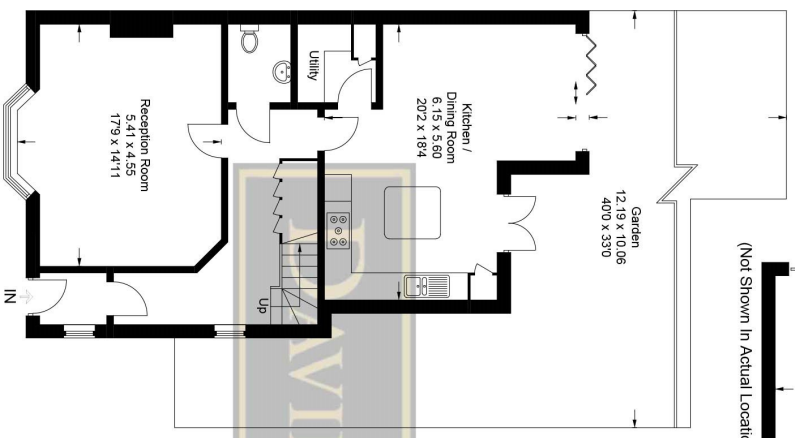
Second Floor = 56.5 sq m / 608 sq ft

Garage = 14.8 sq m / 159 sq ft

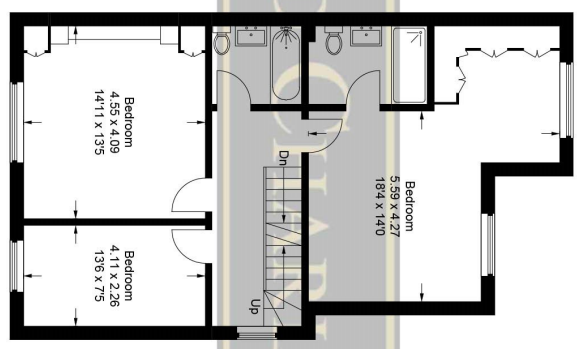
Total = 215.9 sq m / 2,324 sq ft



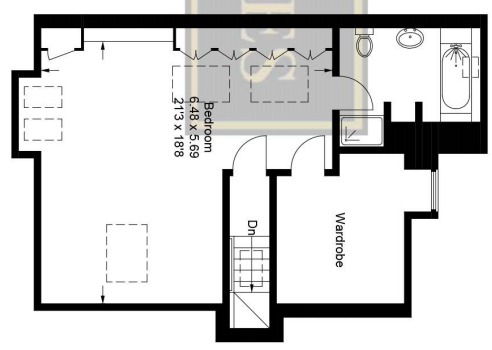
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor



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.