

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

WEST END LANE, PINNER, MIDDLESEX, HA5 1BU



PRICE....£1,295,000....FREEHOLD

This substantial three bedroom, two bathroom detached house (1696 sq. ft/157.56 sq. m), is set on a generous plot within minutes' walk of West Lodge School, Pinner Memorial Park and the village centre offering a wide range of shopping and recreational facilities and the Metropolitan line tube station (Baker Street within 25 minutes). Approached via an own drive with off street parking for several cars and a garage to the front, the accommodation includes an extended 24' living room, dining room, kitchen breakfast room with a utility room and a guest cloakroom. The master bedroom benefits from an en-suite shower room, all bedrooms have fitted wardrobes and there is a second family bathroom. Outside the attractive and well stocked rear garden is 130' long and includes a large patio, two main lawn areas, shrub, tree and flowerbed inlays and borders and a wooden storage shed. The house offers excellent potential for a side and rear extension (as neighbouring properties have done), making it ideal for the growing family.

020 8866 0222











COUNCIL TAX

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

LOCAL SCHOOLS

West Lodge Primary School - 0.14 Miles

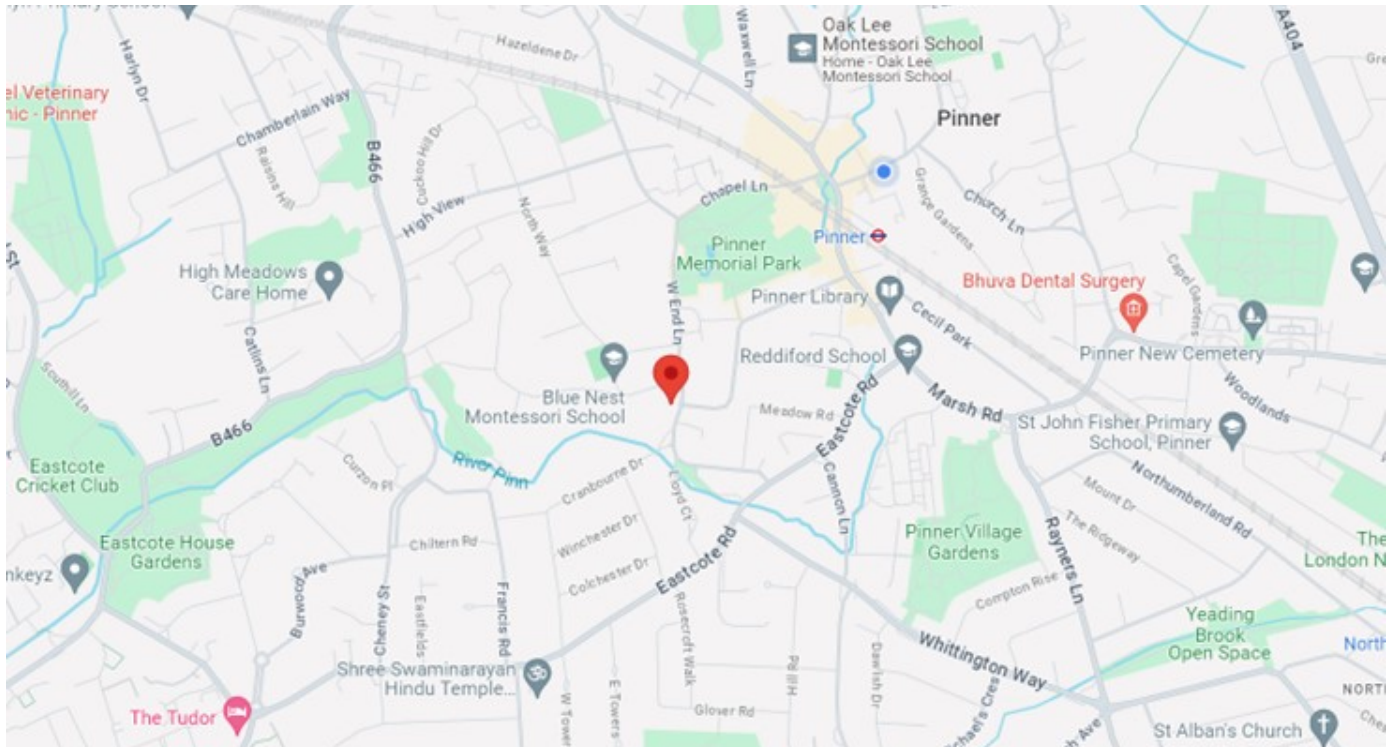
Reddiford School - 0.39 Miles

Pinner High School - 0.73 Miles

Nower Hill High School - 0.96 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.5 Miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

West End Lane

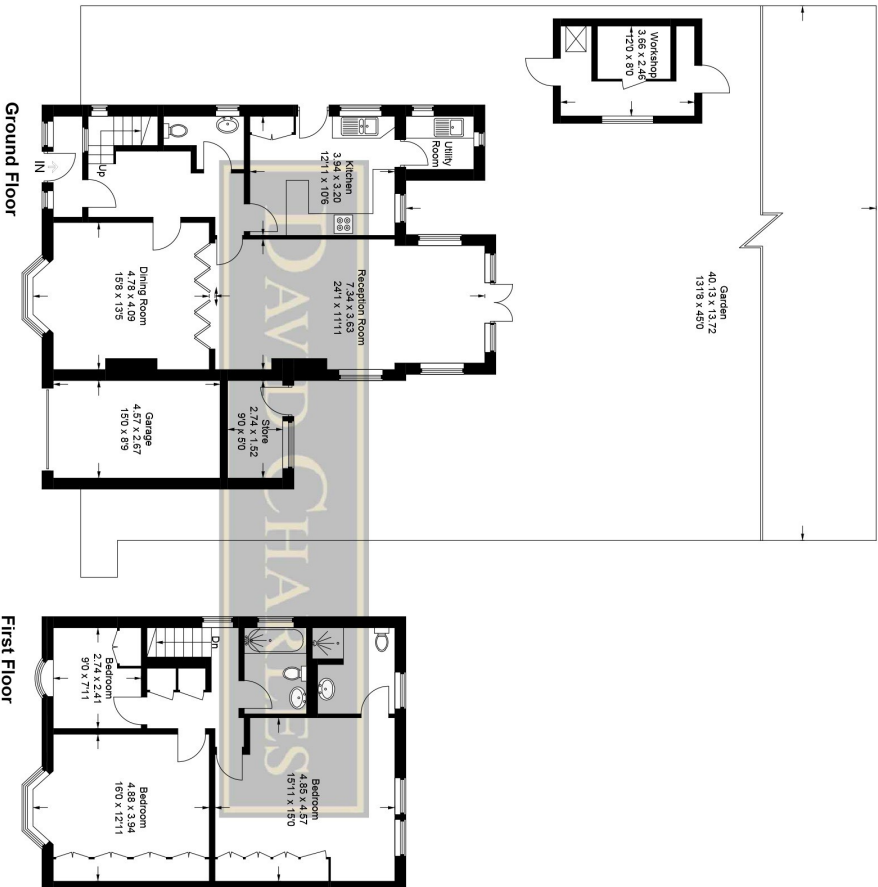
Approximate Gross Internal Area

Ground Floor = 76.4 sq m / 822 sq ft

First Floor = 65 sq m / 700 sq ft

Garage / Outbuildings = 25.1 sq m / 270 sq ft

Total = 166.5 sq m / 1792 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.