

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PN
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

KINGSLEY ROAD, PINNER, MIDDLESEX, HA5 5RB



PRICE....£675,000....FREEHOLD

This extended three bedroom Edwardian house (1000 sq.ft/ 93 sq.m) is located on a quiet no through road within walking distance to St John Fisher Catholic Primary and Nower Hill High Schools (Both Ofsted Outstanding) and within half a mile of Pinner Town Centre with its array of shops, restaurants, supermarket and Pinner Metropolitan Line Tube Station . The accommodation includes a 25ft living room with wood flooring and a feature fireplace, a 23ft contemporary kitchen with a breakfast area and a guest cloakroom. The first floor has three double bedrooms, a shower room and stairs leading to a 15ft loft room, that could be converted to a fourth bedroom (Subject to planning/building consent). Outside there is a well stocked 60ft rear garden with a patio, main lawn and a storage shed. The property benefits from having a complete upper chain.

020 8866 0222













COUNCIL TAX

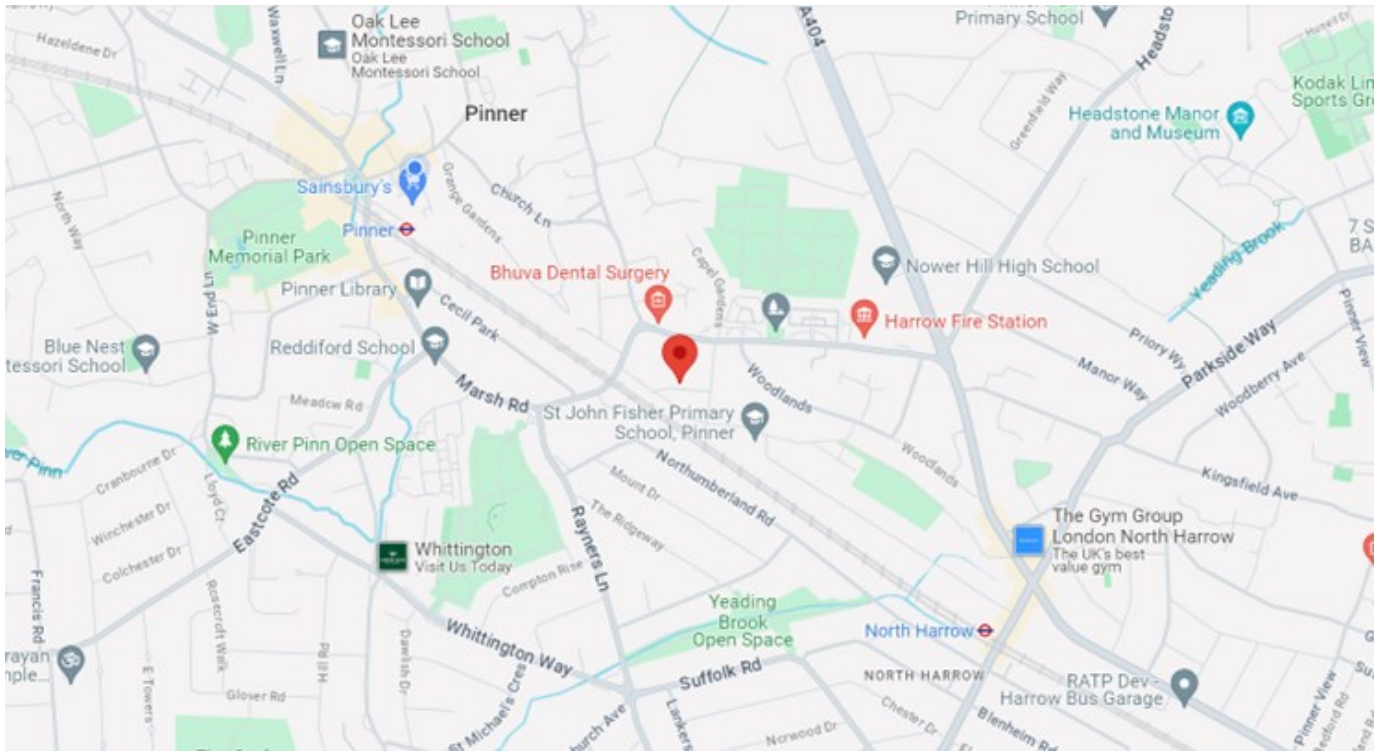
London Borough of Harrow - Band E - £2,794.40

LOCAL SCHOOLS

St John Fisher R.C. Primary School - 0.12 Miles
Longfield Primary School - 0.66 Miles
Nower Hill High School - 0.31 Miles
Pinner High School - 1.0 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.6 Miles
North Harrow Station (Metropolitan Line) - 0.6 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Kingsley Road

Approximate Gross Internal Area

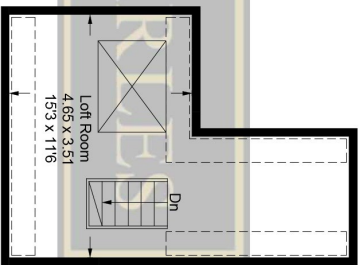
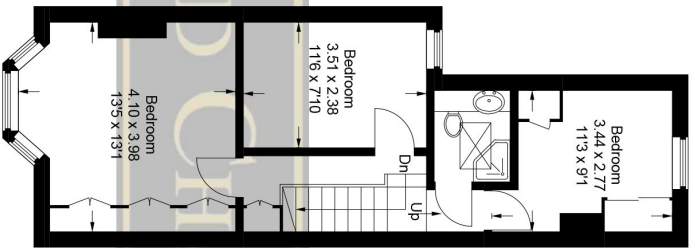
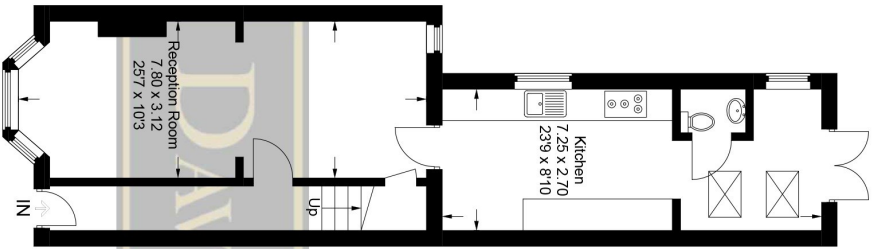
Ground Floor = 50.5 sq m / 543 sq ft

First Floor = 42.5 sq m / 457 sq ft

Loft = 23.2 sq m / 250 sq ft

Total = 116.2 sq m / 1,250 sq ft

Garden
18.57 x 4.48
80.11 x 14.8



 = Reduced headroom below 1.5m / 5'0"



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

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