

# DAVID CHARLES

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## PINNER HILL ROAD, PINNER, MIDDLESEX, HA5 3SD



**PRICE....£479,950....FREEHOLD**

This competitively priced three bedroom semi detached house (785 sq. ft/72.9 sq. m - excluding garage) is conveniently located within half a mile of Pinner Wood School (Ofsted Outstanding) and the town centre, offering a wide range of shopping and transport facilities. The accommodation includes a 25'11 open plan living and dining room, a fitted kitchen and a ground floor guest cloakroom. There are two double bedrooms, a 9'9 bedroom three and a family bathroom. Outside the rear garden is 45' long with a patio and main lawn. There is also a single garage accessed via Willows Close and off street parking for two cars. The property is fully double glazed but does require updating throughout and is offered with vacant possession.

**020 8866 0222**









### **COUNCIL TAX**

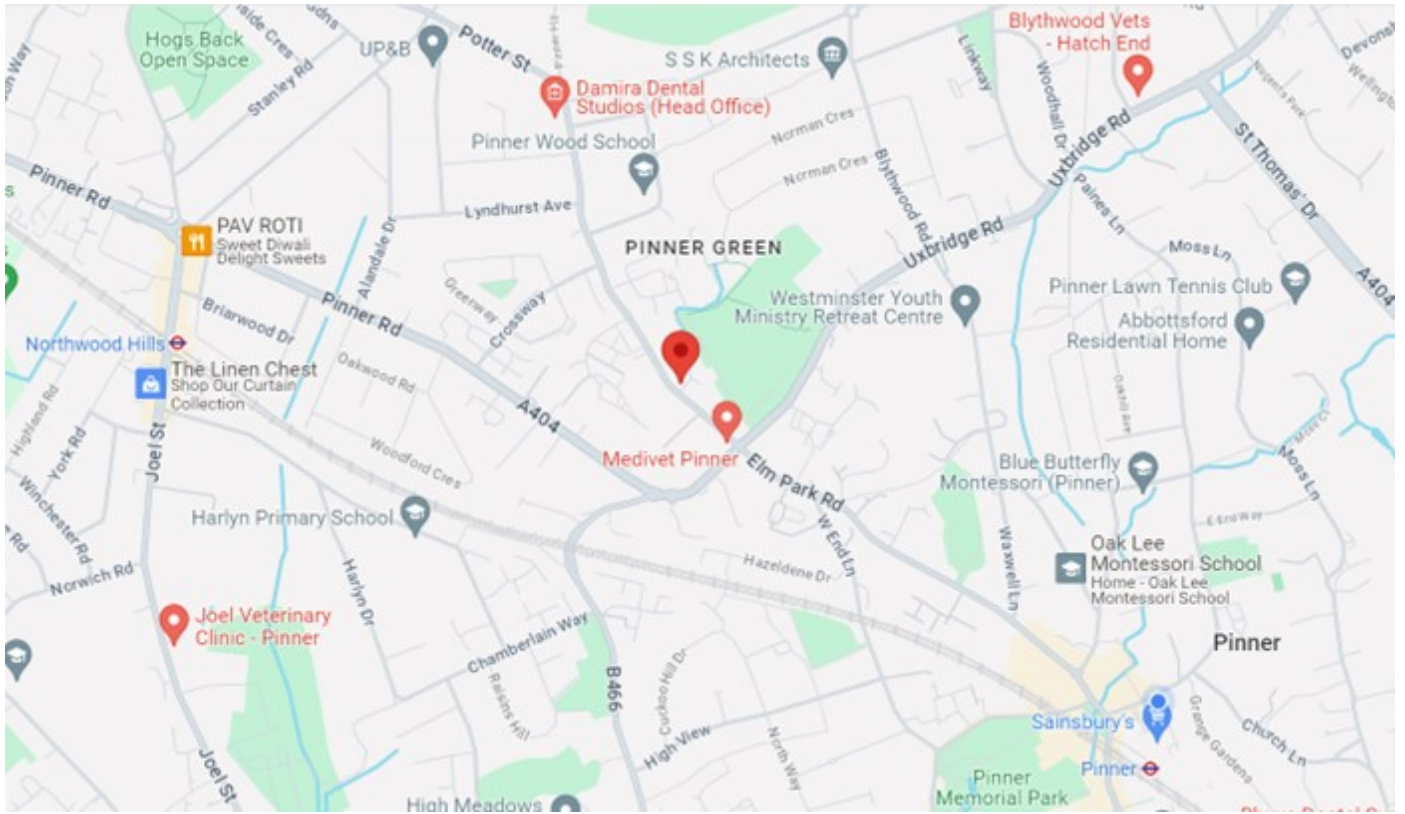
London Borough of Harrow - Band E - £2,794.40

### **LOCAL SCHOOLS**

Pinner Wood School - 0.2 Miles  
Harlyn Primary School - 0.37 Miles  
Northwood School - 0.55 Miles  
Haydon School - 0.87 Miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.8 Miles  
Northwood Hills Station (Metropolitan Line) - 0.9 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Pinner Hill Road

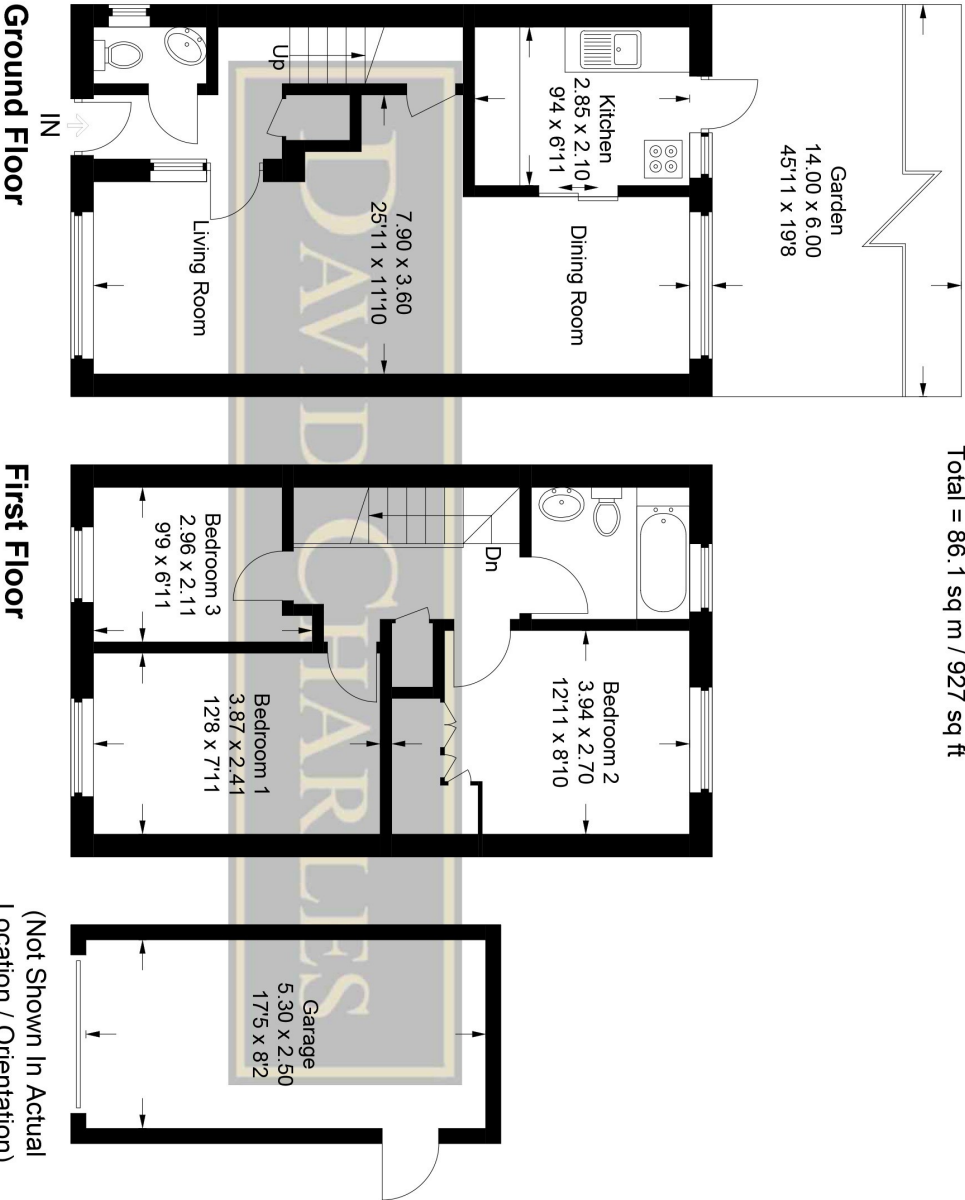
Approximate Gross Internal Area

Ground Floor = 36.6 sq m / 394 sq ft

First Floor = 36.3 sq m / 391 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 86.1 sq m / 927 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.*