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UXBRIDGE ROAD, PINNER, MIDDLESEX, HA4 4SL



PRICE....£1,150,000....FREEHOLD

This four bedroom detached family house (1696 sq.ft/157.6 sq.m excluding garage) is set on a large plot of a quarter of an acre, offering an excellent opportunity for a substantial extension. The accommodation is full of natural light and includes three reception rooms, a conservatory, kitchen and cloakroom. There are four double bedrooms and a bathroom on the first floor. Outside the front provides off street parking leading to a detached garage. The 156' rear garden has a patio and main lawn with shrub and flowerbed inlays and borders. It is rare to find a house with so much potential on a plot of this size, and early viewings are highly recommended.

020 8866 0222











COUNCIL TAX

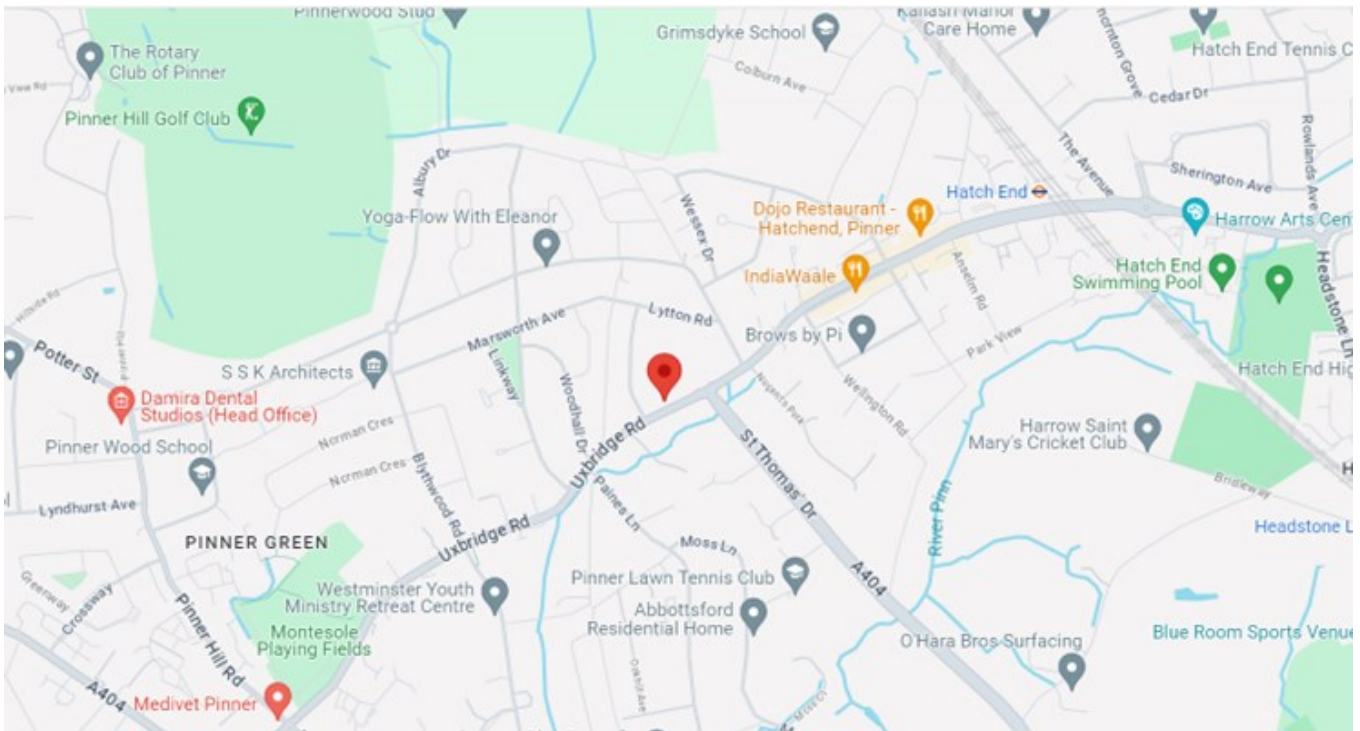
London Borough of Harrow - Band G - £3,810.54

LOCAL SCHOOLS

- Grimsdyke School - 0.61 Miles
- Pinner Wood School - 0.64 Miles
- Hatch End High School - 1.06 Miles
- Northwood School - 1.15 Miles
- Nower Hill High School - 1.18 Miles

LOCAL TRANSPORT

- Hatch End Station (Overground) - 0.6 Miles
- Pinner Station (Metropolitan Line) - 1.0 Miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Uxbridge Road

Approximate Gross Internal Area

Ground Floor = 85.1 sq m / 916 sq ft

First Floor = 72.5 sq m / 780 sq ft

Garage = 15.9 sq m / 171 sq ft

Total = 173.5 sq m / 1,867 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.