

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

RICKMANSWORTH ROAD, PINNER, MIDDLESEX, HA5 3TE



PRICE....£599,999....FREEHOLD

A well presented three bedroom family house (956 sq. ft/88.9 sq. m) ideally located within a short walk of local shopping and transport facilities including Tesco's supermarket and $\frac{3}{4}$ of a mile of the Met. Line tube station. Highly regarded primary and secondary schools are also within half a mile. The current owners have updated the accommodation including replastering, decorating, rewiring, a new combination boiler and wood flooring. A rebuilt porch leads to two reception rooms and a fitted kitchen. There are three bedrooms and a recently fitted contemporary bathroom. Outside the front has off street parking and a 70' south west facing rear garden with an 18' storage shed. There is excellent potential for a loft conversion and a rear extension, making it future proof for the growing family.

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COUNCIL TAX

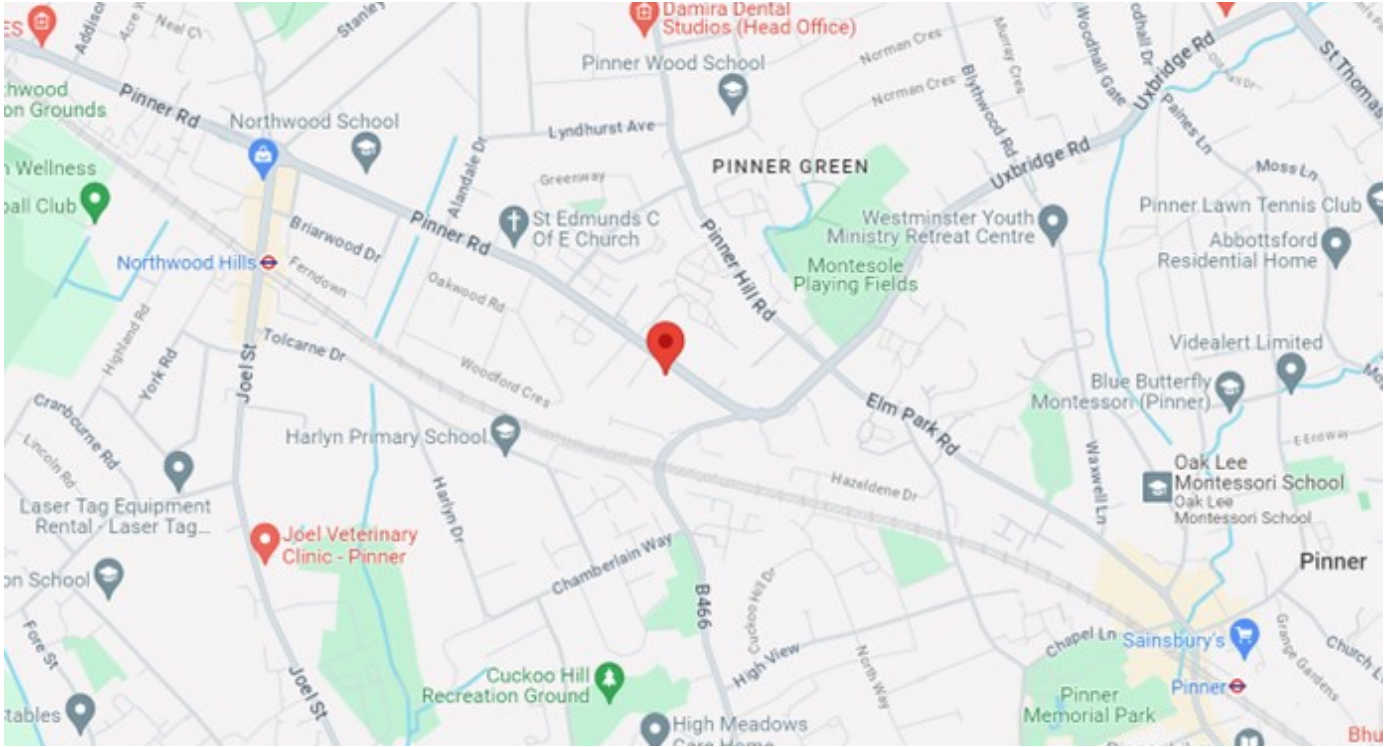
London Borough of Harrow - Band E - £2,643.43

LOCAL SCHOOLS

Harlyn Primary School - 0.25 Miles
Pinner Wood School - 0.35 Miles
Northwood School - 0.49 Miles
Haydon School - 0.74 Miles

LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.7 Miles
Pinner Station (Metropolitan Line) - 0.9 Miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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	

Rickmansworth Road

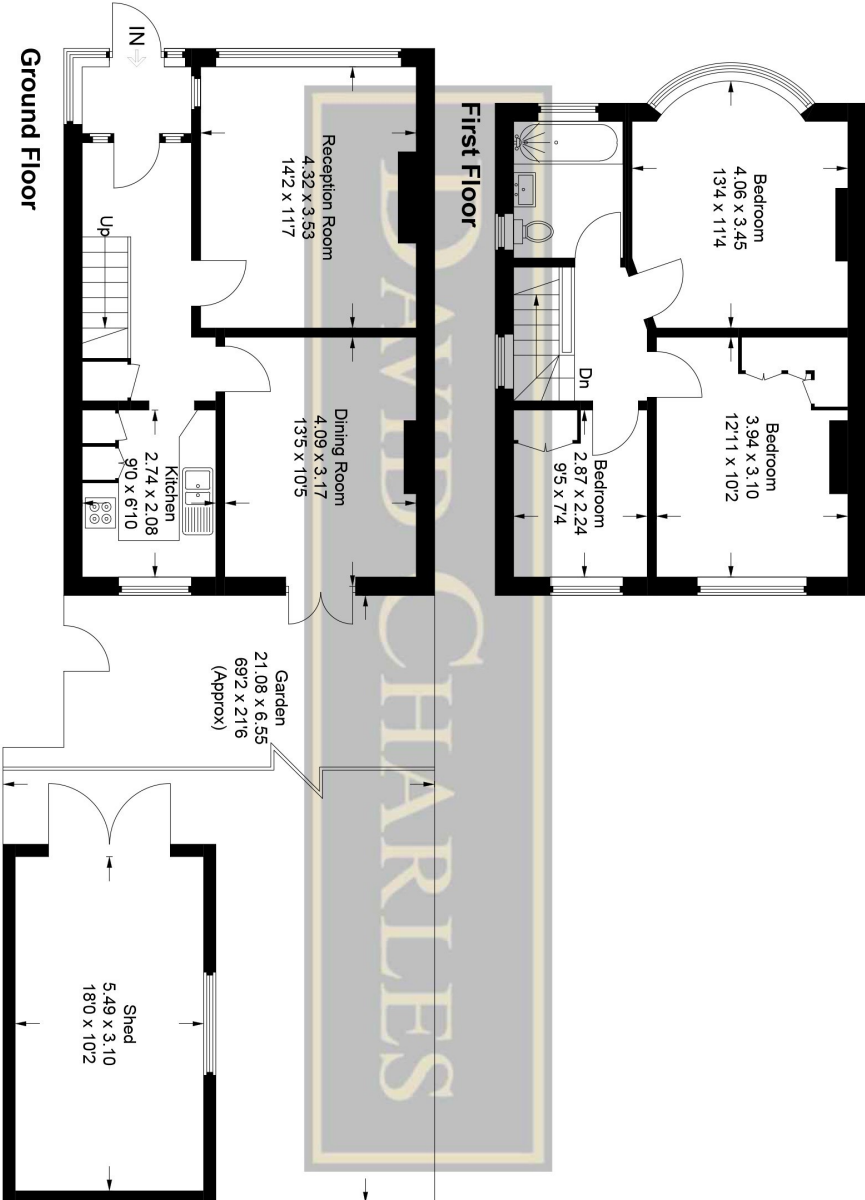
Approximate Gross Internal Area

Ground Floor = 46.5 sq m / 500 sq ft

First Floor = 42.4 sq m / 456 sq ft

Shed = 17.0 sq m / 183 sq ft

Total = 105.9 sq m / 1,139 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.