

# DAVID CHARLES

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## AMBERLEY CLOSE, PINNER VILLAGE, MIDDLESEX, HA5 3BH



**PRICE....£1,225,000....FREEHOLD**

This four bedroom detached family house (2002 sq. ft/186 sq. m) is set in a quiet cul-de-sac just off Moss Lane, within half a mile of popular local schools, Pinner Village centre and the train station (Baker Street within 25 minutes). There is excellent potential for a large extension, making it future proof for the growing family and the house is offered with vacant possession. A large reception hall leads to the 24' double aspect living room with double doors leading to the separate dining room. There is a 16' kitchen and a guest cloakroom. The first floor principle bedroom benefits from an en-suite shower room, there are three further bedrooms and a family bath/shower room. Outside the front provides off street parking for two cars and a double garage. The secluded rear garden (approx. 40' x 50') has a pleasant westerly aspect, with a large patio, ideal for entertaining, a main lawn and mature tree and shrub borders.

**020 8866 0222**













### **COUNCIL TAX**

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

### **LOCAL SCHOOLS**

Reddiford School - 0.24 Miles  
St John Fisher Catholic Primary School (Ofsted Outstanding) - 0.36 Miles  
West Lodge Primary School - 0.51 Miles  
Nower Hill High School (Ofsted Outstanding) - 0.51 Miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.5 Miles



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



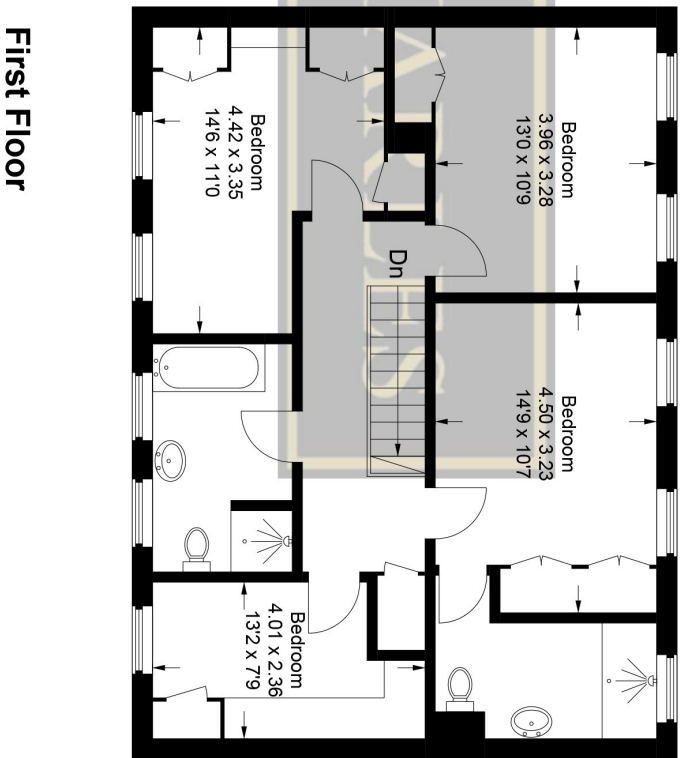
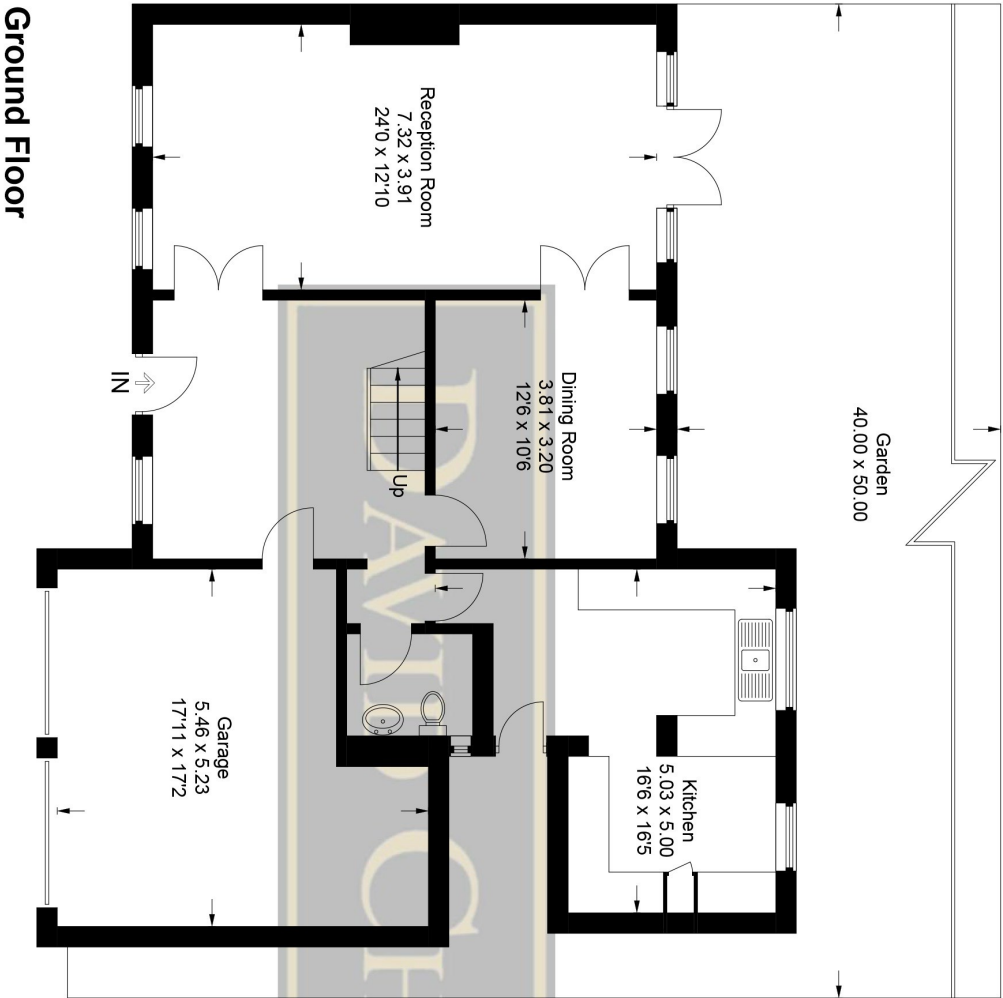
# 4 Amberley Close

Approximate Gross Internal Area

Ground Floor = 108.7 sq m / 1,170 sq ft

First Floor = 77.3 sq m / 832 sq ft

Total = 186.0 sq m / 2,002 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*