

# DAVID CHARLES

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## HAMLIN CRESCENT, PINNER, MIDDLESEX, HA5 2SU



**GUIDE PRICE....£1,350,000....FREEHOLD**

This well presented double fronted four bedroom, two bathroom detached family house (2,322 sq.ft/215.7 sq.m) is set at the end of this quiet cul de sac location on a plot size of 0.31 acres which is within the school catchment areas of Cannon Lane Primary School & Pinner High School. Pinner & Eastcote Town Centres are within easy reach with their array of shops, restaurants, coffee houses, supermarkets and Metropolitan Line Tube Station at Pinner and Metropolitan/Piccadilly Line at Eastcote. The spacious accommodation comprises of an entrance porch leading to own front door, entrance hall, 16ft dual aspect living room with feature fireplace opening to 21'11ft playroom, 15'6ft dual aspect dining room with bay fronted window and side stain glassed windows, 16'4ft modern fitted kitchen/breakfast room, separate utility room, 9'1ft study and a guest WC. On the first floor there is a 19'6ft dual aspect master bedroom with fitted wardrobes and a door to a walk-in dressing room and en-suite bathroom, 16ft dual aspect bedroom two, 12'8ft bedroom three, a feature 10'11ft single bedroom four and family bathroom. Outside there is 37ft front garden with a 18'6ft garage own drive with off street parking for two to three cars and hedge borders and 106ft westly aspect rear garden which is mainly laid to lawn with shrub and flower borders, Pergola pathway with gravel bed, apple trees and a garden shed. The property offers excellent scope for a side and rear extension (subject to planning permission), making it future proof for any growing family.

**020 8866 0222**





## COUNCIL TAX

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

## LOCAL SCHOOLS

Cannon Lane Primary School - 0.35 miles

West Lodge Primary School - 0.54 miles

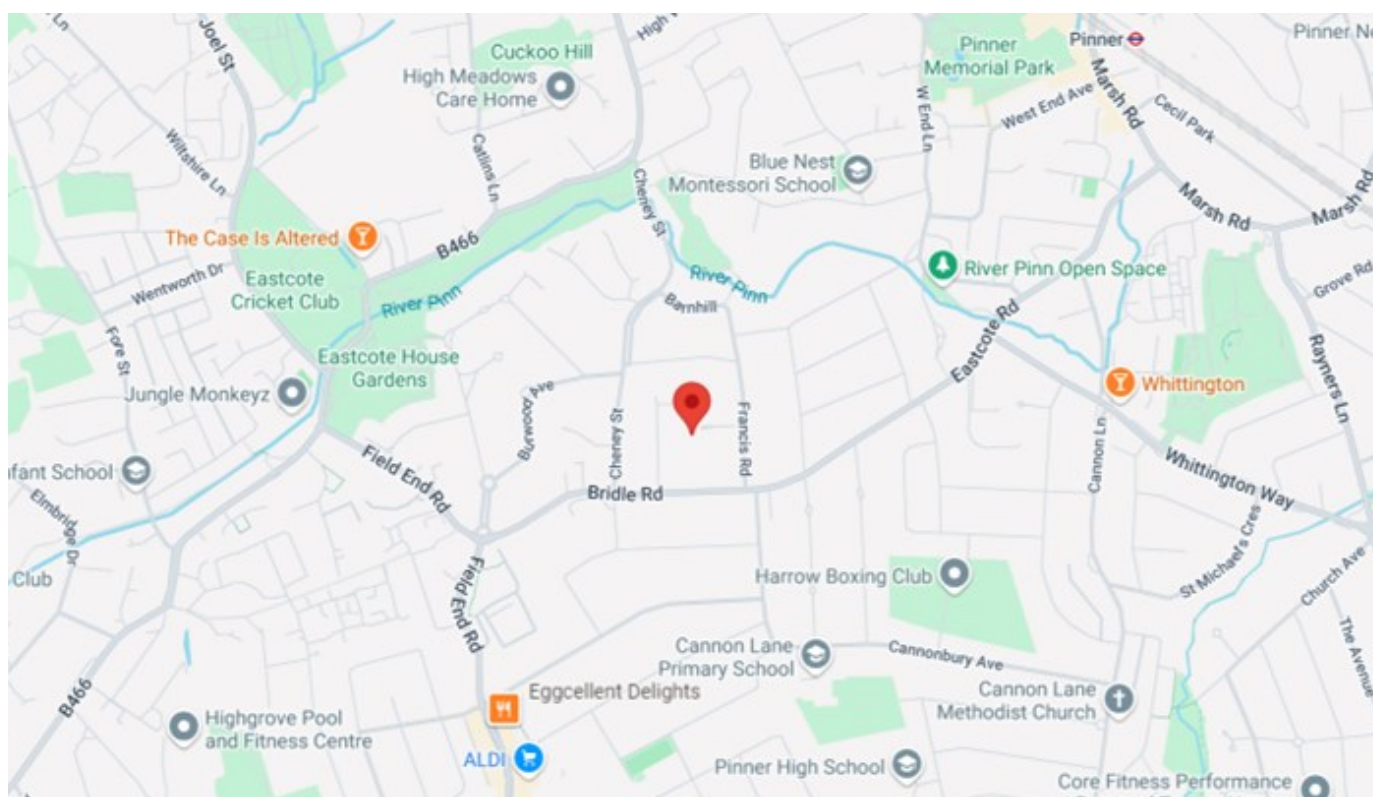
Pinner High School - 0.53 miles

Bishop Ramsey CofE School - 0.8 miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.9 miles

Eastcote Station (Metropolitan/Piccadilly Line) - 1.0 miles



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Hamlin Crescent

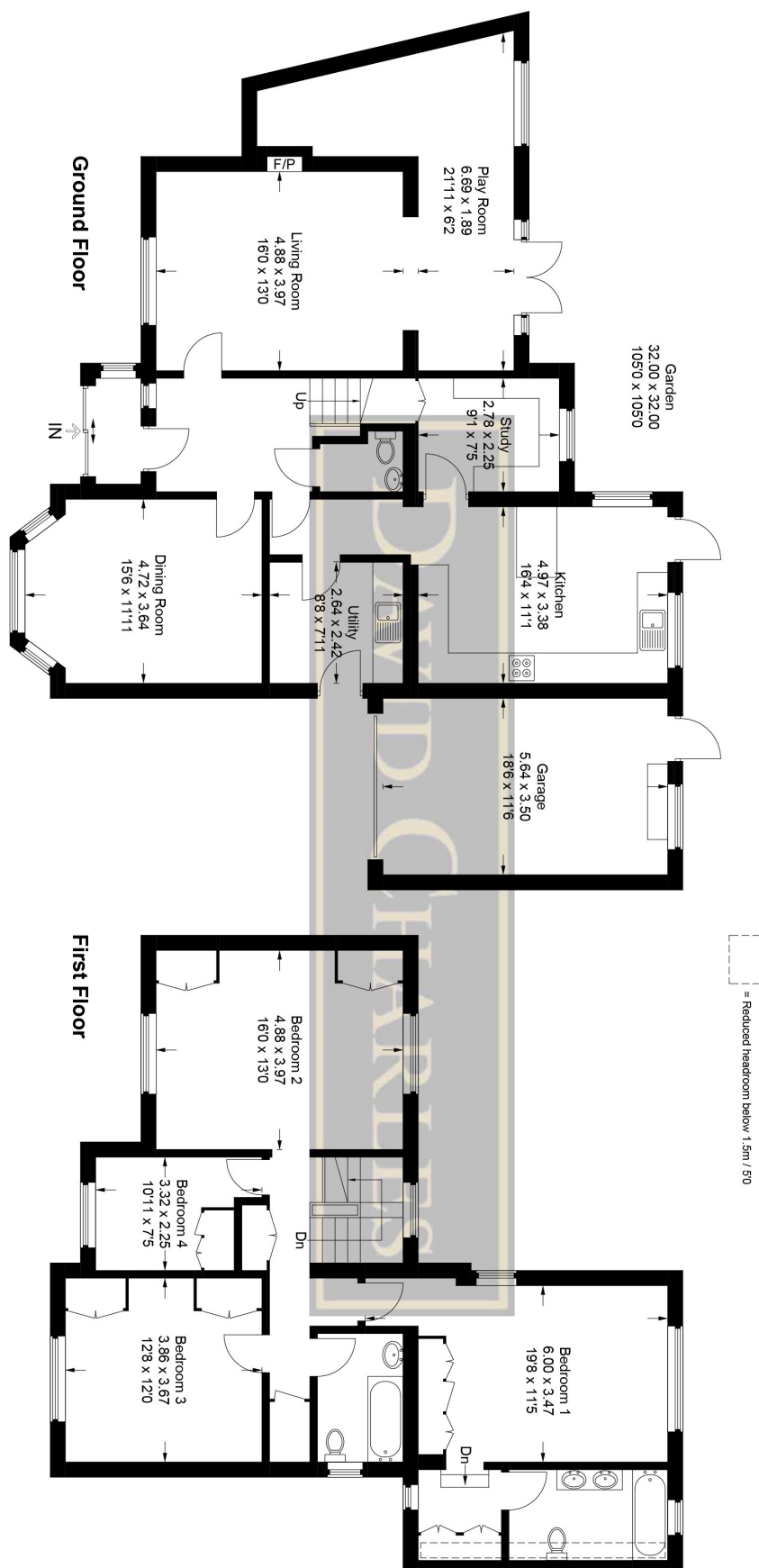
Approximate Gross Internal Area

Ground Floor = 108.4 sq m / 1,167 sq ft

First Floor = 87.4 sq m / 941 sq ft

Garage = 19.9 sq m / 214 sq ft

Total = 215.7 sq m / 2,322 sq ft



***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.*

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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