

# DAVID CHARLES

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## EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1EY



**PRICE....£1,369,950....FREEHOLD**

This substantial and beautifully presented five bedroom detached family house (2,587 sq ft) has been built to a high standard and fitted out in a contemporary style. The property is adorned with solid wood flooring with under floor heating and CAT 5 wiring throughout. There is a 22' living room, separate dining room and a stunning 20' kitchen/breakfast room with up to the minute styling and sleek handleless soft gloss white German units, Corian work surfaces and Miele fitted appliances. There is a separate utility room and a guest cloakroom. To the first floor four double bedrooms have wall to wall wardrobes with two benefiting from en suite bathrooms/wet rooms. There is a third family bath/shower room with top end Laufen, Kaldewei and Villeroy & Boch fittings (as are the en suites) and to the second floor a generous 18' x 15' master bedroom with en-suite shower room and marble tiling. Outside the property is approached via a gated block paved driveway offering off street parking for four cars leading to a single garage, while the 60' rear garden has a paved patio, main lawn and a pleasant open outlook beyond. Offered with no upper chain.

**020 8866 0222**



















### **COUNCIL TAX**

Harrow Borough Council - Band G - £3,810.54

### **LOCAL SCHOOLS**

Cannon Lane Primary School - 0.25 Miles

West Lodge Primary School - 0.51 Miles

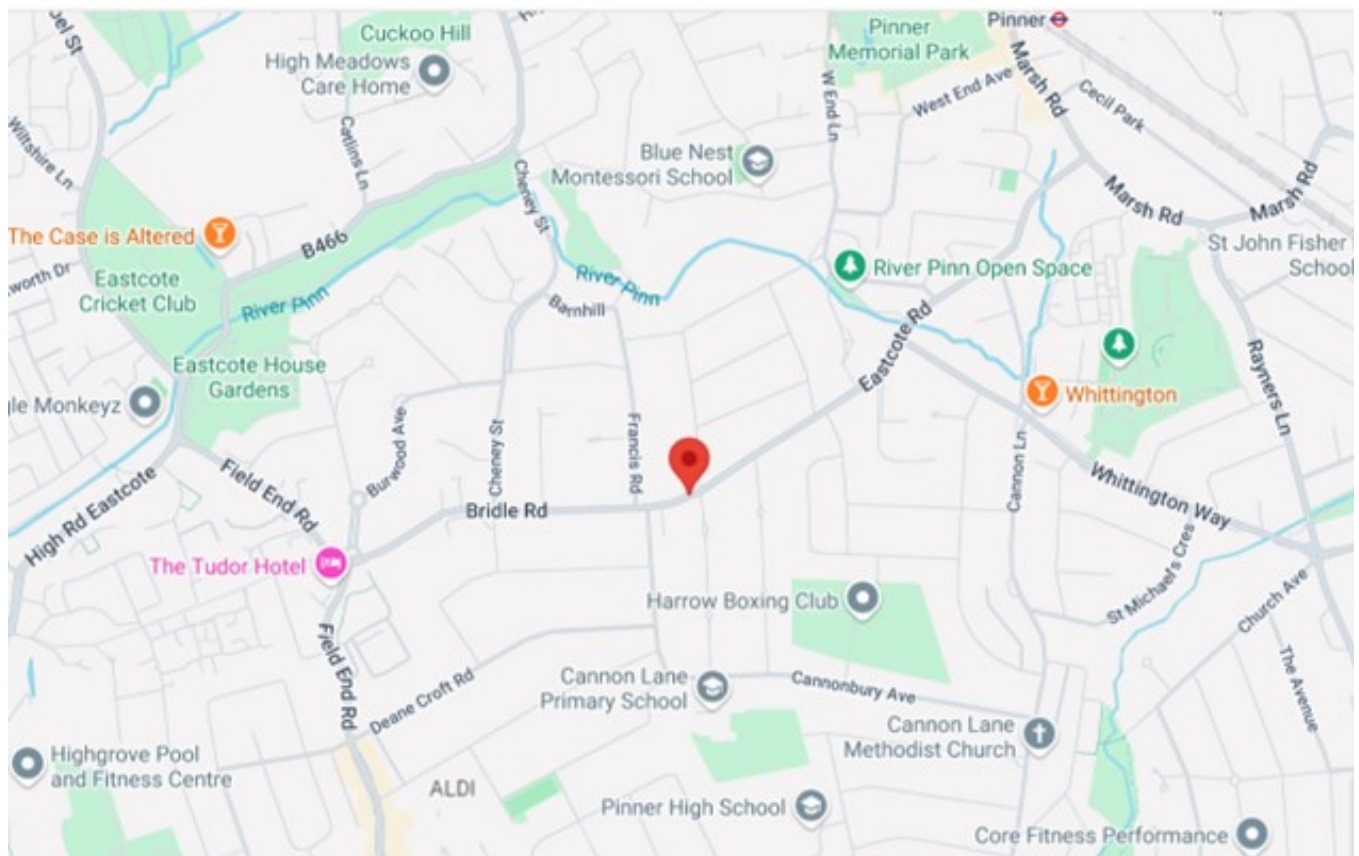
Pinner High School - 0.43 Miles

Bishop Ramsey Church Of England School - 0.88 Miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.9 Miles

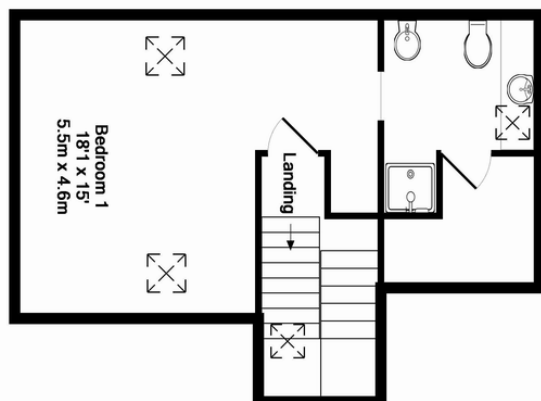
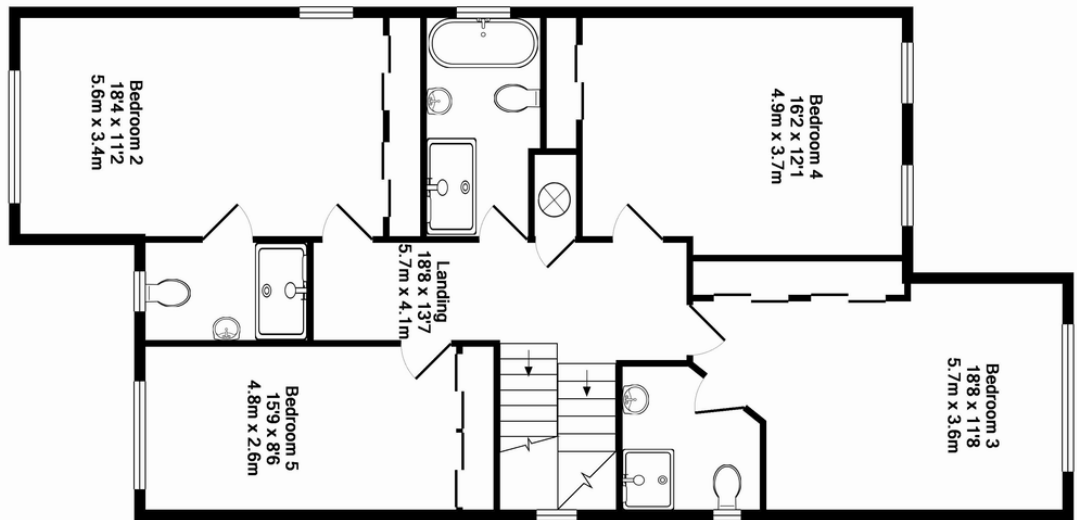
Eastcote Station (Metropolitan/Piccadilly Line) - 0.9 Miles



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 2587 SQ.FT. (240.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.*