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SHELBOURNE CLOSE, PINNER, MIDDLESEX, HA5 3AF



GUIDE PRICE....£2,000,000....FREEHOLD

This substantial five/six bedroom, three bathroom detached house (4382 sq. ft / 407.2 sq. m) is located in the heart of Pinner Village, backing onto Tookes Green. The accommodation is adorned with wood flooring and includes a large reception hall with a sweeping staircase, a 24' sitting room, a dining room with a bay window and a luxurious 32' kitchen/family room with quartz work tops, Amtico flooring and an eating and seating area. There is also a utility room and a store room that could be converted into a study, if required. The 18' principal bedroom has an en-suite bath/shower room and there are three further double bedrooms, a study/bedroom five and a second family bathroom and a shower room. Further features include a sauna and a 33' x 15' second floor hobbies room/bedroom six with walk in eaves areas either side. This would be ideal as a gym, play area or could be converted into two further bedrooms with en-suites or as an independent living area for an au pair. Outside the front allows off street parking for several cars leading to a double garage. The 30' x 80' landscaped rear garden has a southerly aspect with two suntrap patios and a main lawn with mature shrub and tree borders giving complete seclusion. Pinner High Street is within a few minutes' walk offering an excellent range of cafés, restaurants, boutique shops and supermarkets. Highly regarded schools are also nearby and Pinner station (Bakers Street in 25 minutes) is within half a mile. The property comes with the advantage of being offered with a complete upper chain.

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COUNCIL TAX

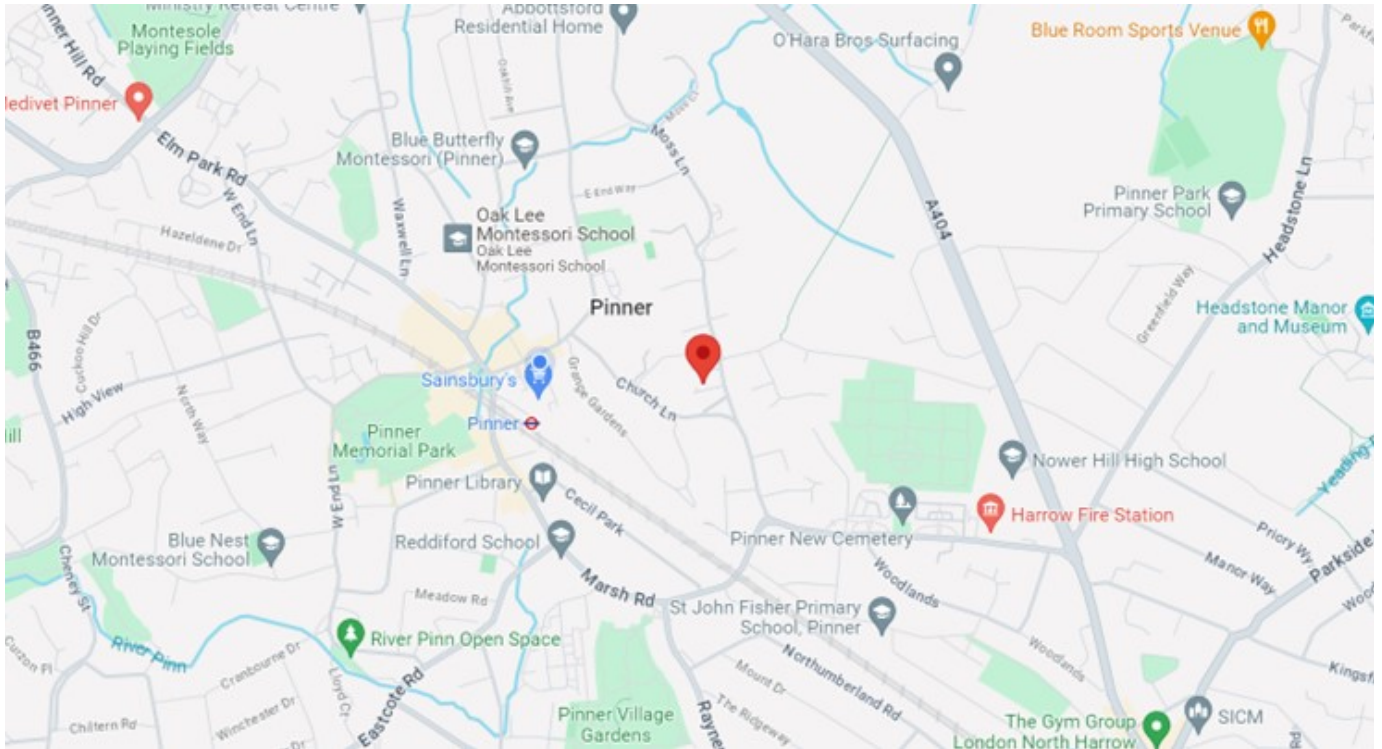
London Borough of Harrow - Band E - £4,572.64

LOCAL SCHOOLS

Reddiford School - 0.23 Miles
St John Fisher R.C. Primary School - 0.38 Miles
Nower Hill High School - 0.47 Miles
Pinner High School - 1.13 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.5 Miles



Shelbourne Close

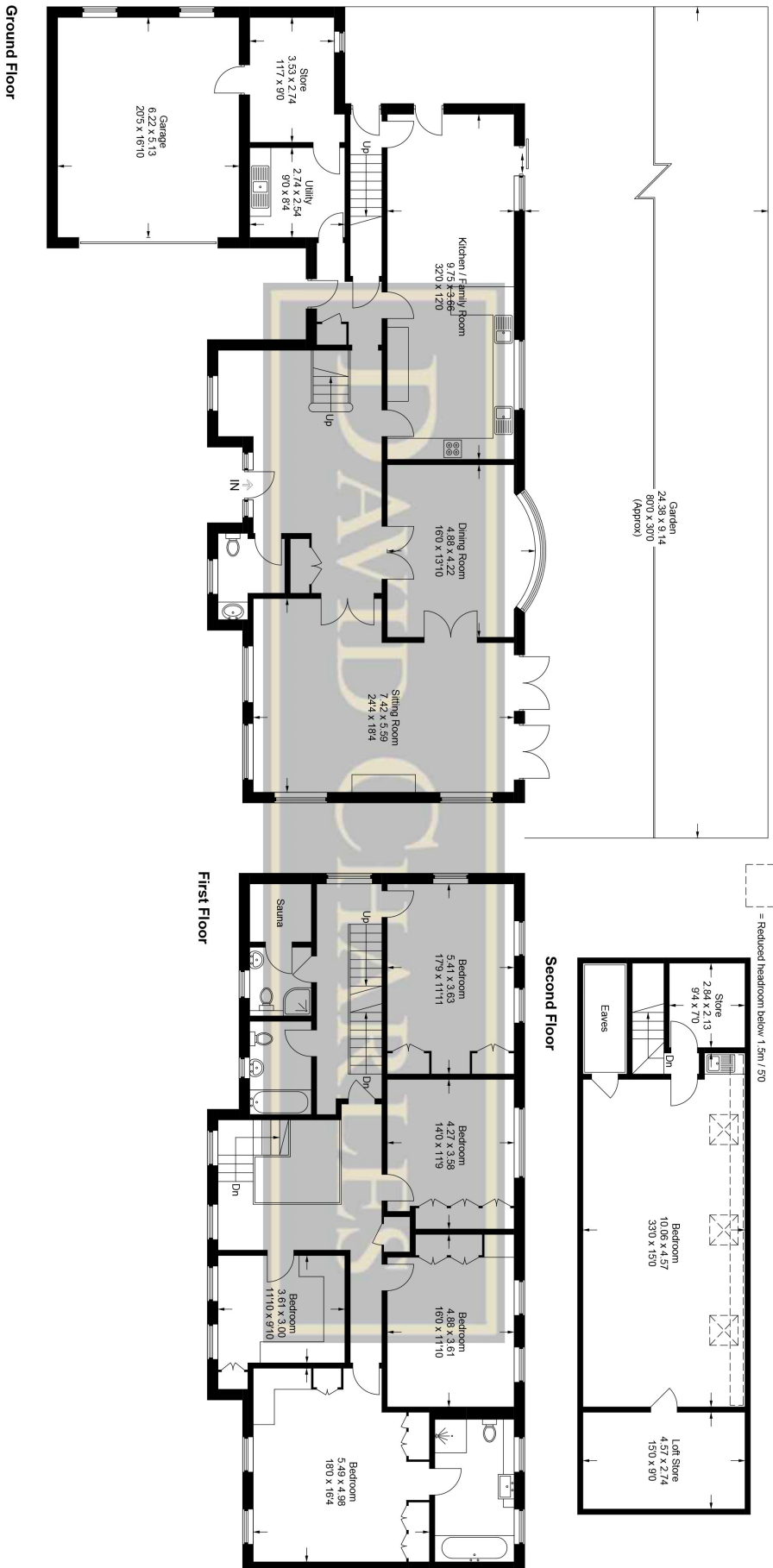
Approximate Gross Internal Area

Ground Floor = 185.1 sq m / 1,992 sq ft

First Floor = 150.8 sq m / 1,623 sq ft

Second Floor = 71.3 sq m / 767 sq ft

Total = 407.2 sq m / 4,382 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

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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