

# DAVID CHARLES

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## MOSS LANE, PINNER VILLAGE, MIDDLESEX, HA5 3AZ



**PRICE....£1,999,950....FREEHOLD**

This six bedroom detached Edwardian house (3274 sq. ft/304.3 sq.m) is set on a substantial corner plot of 0.41 acres in one of the villages premier lanes. Available for the first time in over forty years it offers an abundance of character combined with contemporary living accommodation. This includes a generous reception hall, four reception rooms, a kitchen with separate utility room and a shower room/WC. The house requires modernising, giving the discerning purchaser an ideal opportunity to update and remodel it into their perfect family home. There is also potential for a side and rear extension, subject to planning permission. The expansive garden is 150' x 105' and there is a carriage driveway and a carport offering parking for several cars. Pinner Village is just over half a mile away offering a wide range of shops, supermarkets, restaurants and cafes. The Metropolitan line train station offers swift access to Baker Street (Approx. 25 minutes), Central London and the surrounding Home Counties.

**020 8866 0222**



































## COUNCIL TAX

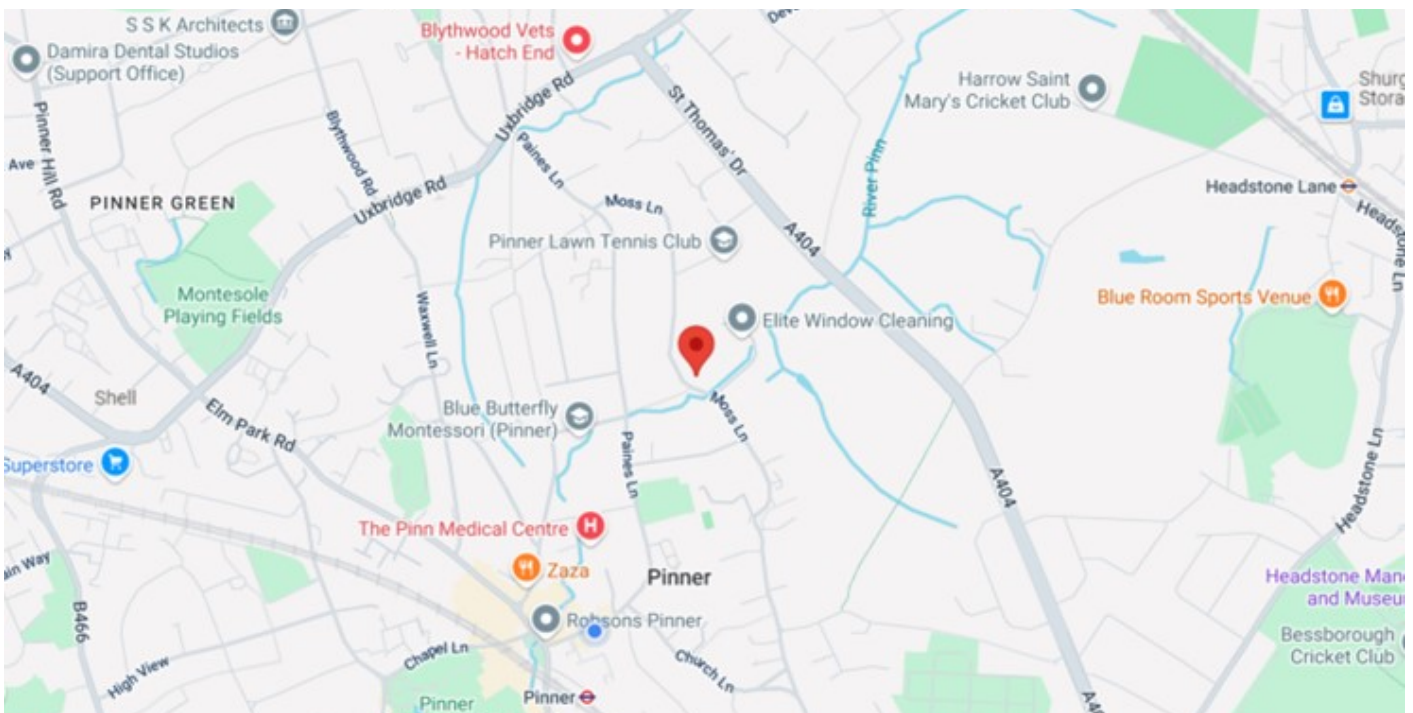
London Borough of Harrow - Band H - £4,791.72

## LOCAL SCHOOLS

West Lodge Primary School - 0.65 Miles  
St. John Fisher Catholic Primary School - 0.69 Miles  
Nower Hill High School - 0.74 Miles  
Hatch End High School - 1.02 Miles

## LOCAL TRANSPORT

Pinner Tube Station (Metropolitan Line) - 0.6 Miles  
Hatch End Station (Lioness Line) - 1.1 Miles



### Energy Efficiency Rating

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



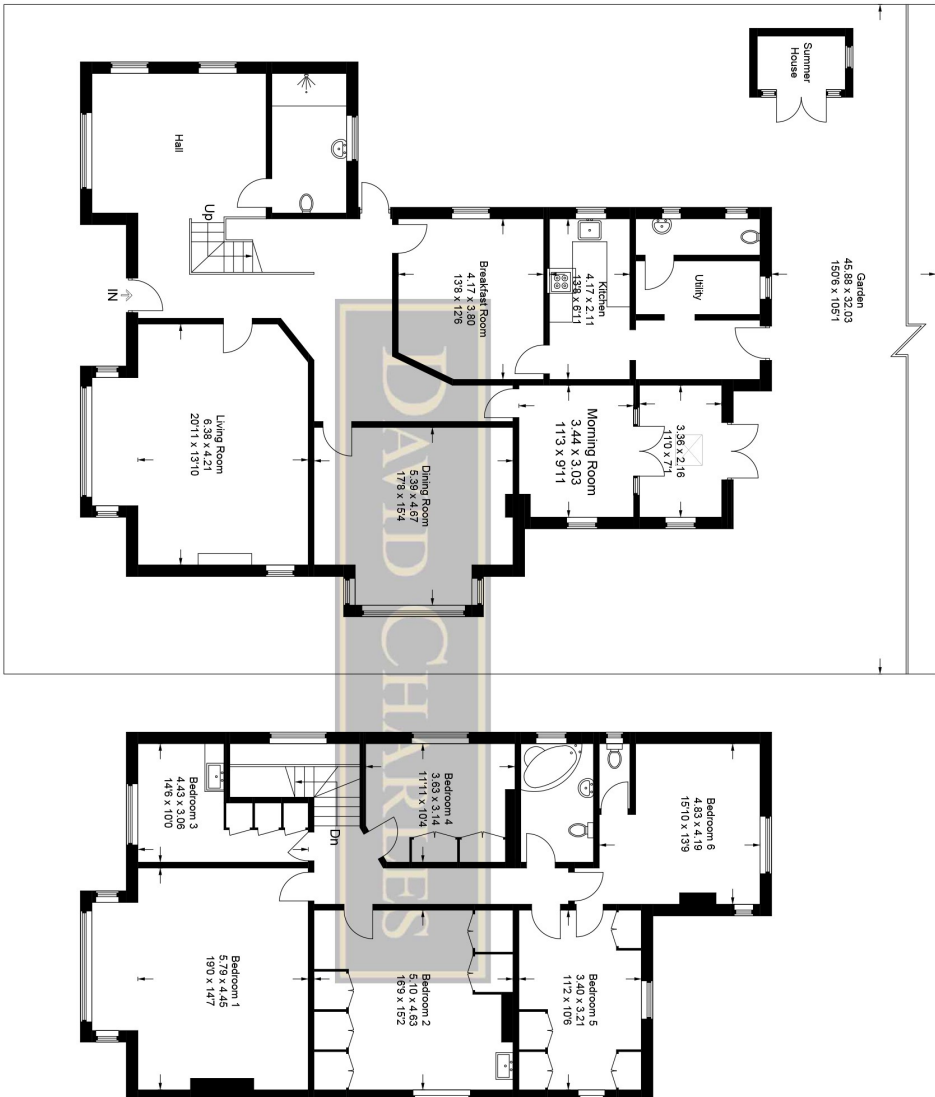
# Moss Lane, Pinner

Approximate Gross Internal Area

Ground Floor = 168.3 sq m / 1,811 sq ft

First Floor = 136.0 sq m / 1,463 sq ft

Total = 304.3 sq m / 3,274 sq ft  
(Excluding Summer House)



Ground Floor

First Floor

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.