

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

LYNCROFT AVENUE, PINNER, MIDDLESEX, HA5 1JX



PRICE....£825,000....FREEHOLD

This 1930's built four bedroom semi detached house (1441 sq. ft/133.9 sq. m) is ideally located within half a mile of Pinner town centre and within the catchment area of popular local schools. The ground floor has a contemporary layout with an open plan living, dining and kitchen area, complimented by original wood flooring and a wood burning stove. There is also a utility room, conservatory, and a guest cloakroom. The first floor has two double bedrooms, bedroom three and a family bathroom and the second floor principle bedroom benefits from an en-suite shower room. Outside there is a large garden which is mostly block paved for easy maintenance with a lawn area at the rear and a garage for storage. The secluded front provides off street parking for two cars.

020 8866 0222













COUNCIL TAX

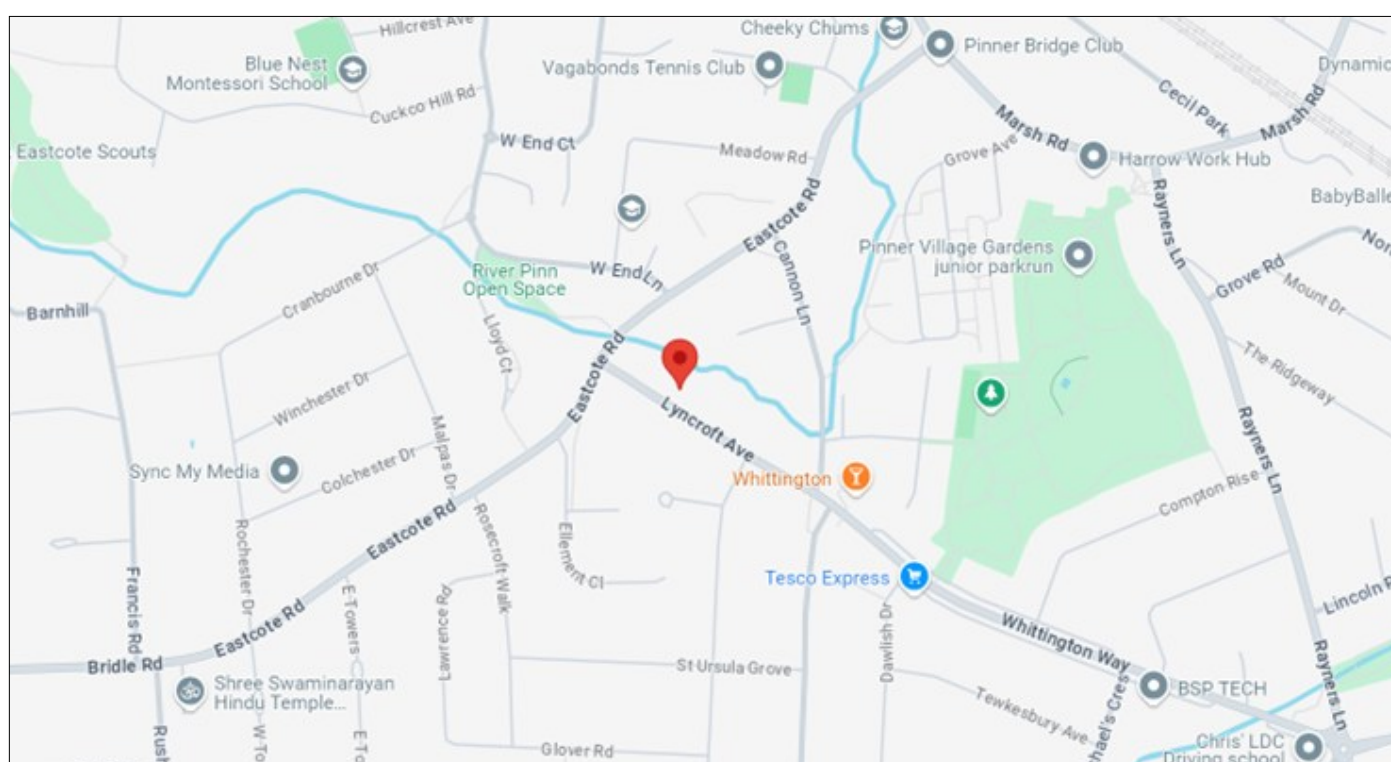
London Borough of Harrow - Band E - £2,928.27

LOCAL SCHOOLS

West Lodge Primary School - 0.34 Miles
Cannon Lane Primary School - 0.52 Miles
Pinner High School - 0.59 Miles
Nower Hill High School - 0.85 Miles

LOCAL TRANSPORT

Pinner (Metropolitan Line) - 0.7 miles
Eastcote (Metropolitan/Piccadilly Line) - 1.2 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Lyncroft Avenue

Approximate Gross Internal Area

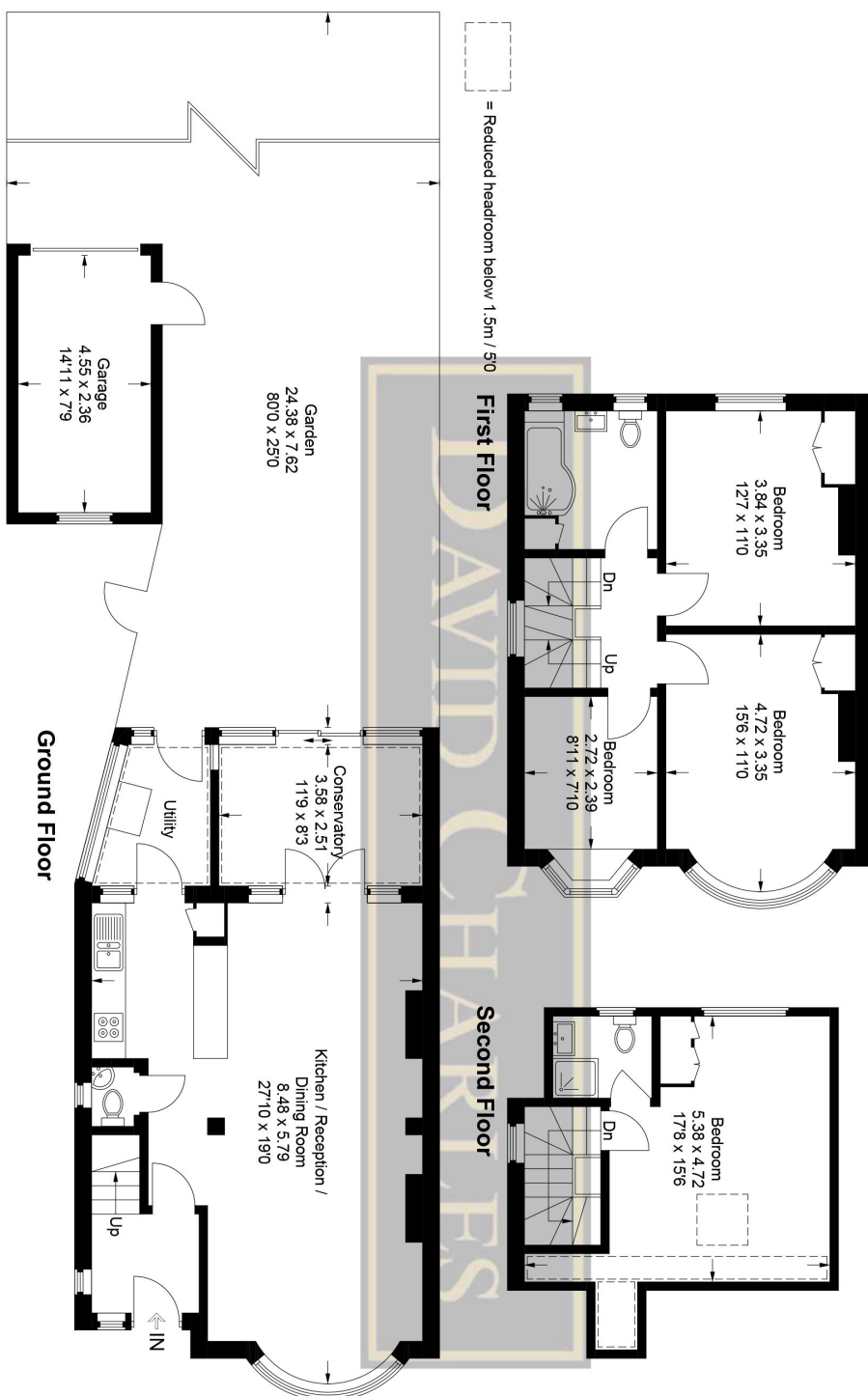
Ground Floor = 61.7 sq m / 664 sq ft

First Floor = 46.7 sq m / 503 sq ft

Second Floor = 25.5 sq m / 274 sq ft

Garage = 10.7 sq m / 115 sq ft

Total = 144.6 sq m / 1,556 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.

© C.J Property Marketing Ltd Produced for David Charles

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.