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CUCKOO HILL DRIVE, PINNER, MIDDLESEX, HA5 3PG



PRICE....£1,300,000....FREEHOLD

This four bedroom detached house (1767 sq. ft/164.1 sq. m) was built in the 1930's and is located on one of Pinner's premier roads. It is within the catchment area of West Lodge School and a short walk to the Memorial Park and the village centre offering a wide range of amenities including the Metropolitan Line Tube Station (Baker Street within 25 minutes). The spacious living accommodation includes three reception rooms with the kitchen open plan to the dining area in a contemporary style. There are two utility rooms and a ground floor shower room/WC. The first floor has three double bedrooms, a large single and a family bathroom. Outside there is a garage own drive with off street parking for two cars and a substantial well stocked rear garden is over 200' long with a large expanse of lawn with mature shrub and tree borders. It is surrounded by other mature gardens, giving the area a semi-rural feel. The property requires updating and offers excellent scope for a large extension (STPP).

It also benefits from having no upper chain.

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COUNCIL TAX

London Borough of Harrow - Band G - £3,993.10

LOCAL SCHOOLS

West Lodge Primary School - 0.32 Miles
Harlyn Primary School - 0.35 Miles
Pinner Wood School - 0.56 Miles
Northwood School - 0.76 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

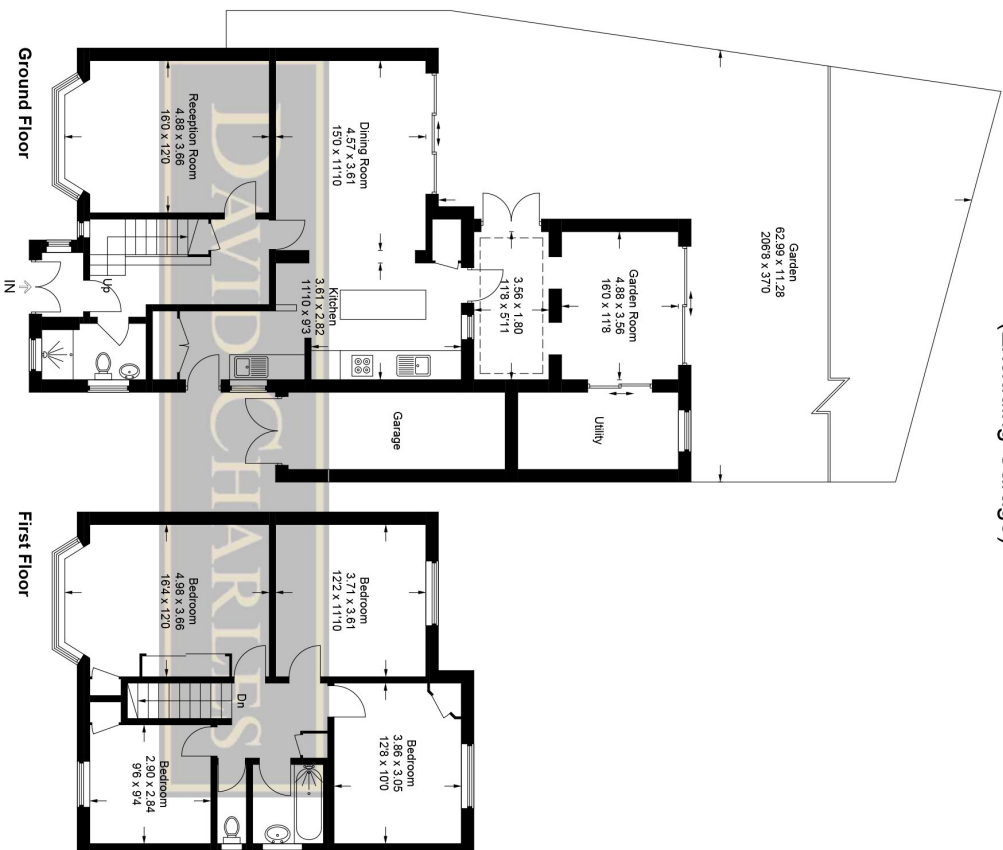
Cuckoo Hill Drive

Approximate Gross Internal Area

Ground Floor = 97.8 sq m / 1,053 sq ft

First Floor = 66.3 sq m / 714 sq ft

Total = 164.1 sq m / 1,767 sq ft
(Excluding Garage)



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.