

# DAVID CHARLES

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## MOSS CLOSE, PINNER VILLAGE, MIDDLESEX, HA5 3AY



**PRICE....£1,295,000....FREEHOLD**

This extended three double bedroom detached house (1791 sq.ft/166.4 sq.m) is located in the quiet and sought after location of Moss Close, within half a mile of the village centre offering a wide range of amenities. The accommodation is presented in very good order in a contemporary style with a large open plan kitchen, dining and family area, a separate living room, study and utility room. The first floor has three double bedrooms and a spacious family bathroom with twin wash basins and a walk in shower. Outside is a secluded rear garden with a patio and main lawn with mature tree borders, and the front provides parking for two cars leading to an integral garage. Offered with no upper chain.

**020 8866 0222**

























## COUNCIL TAX

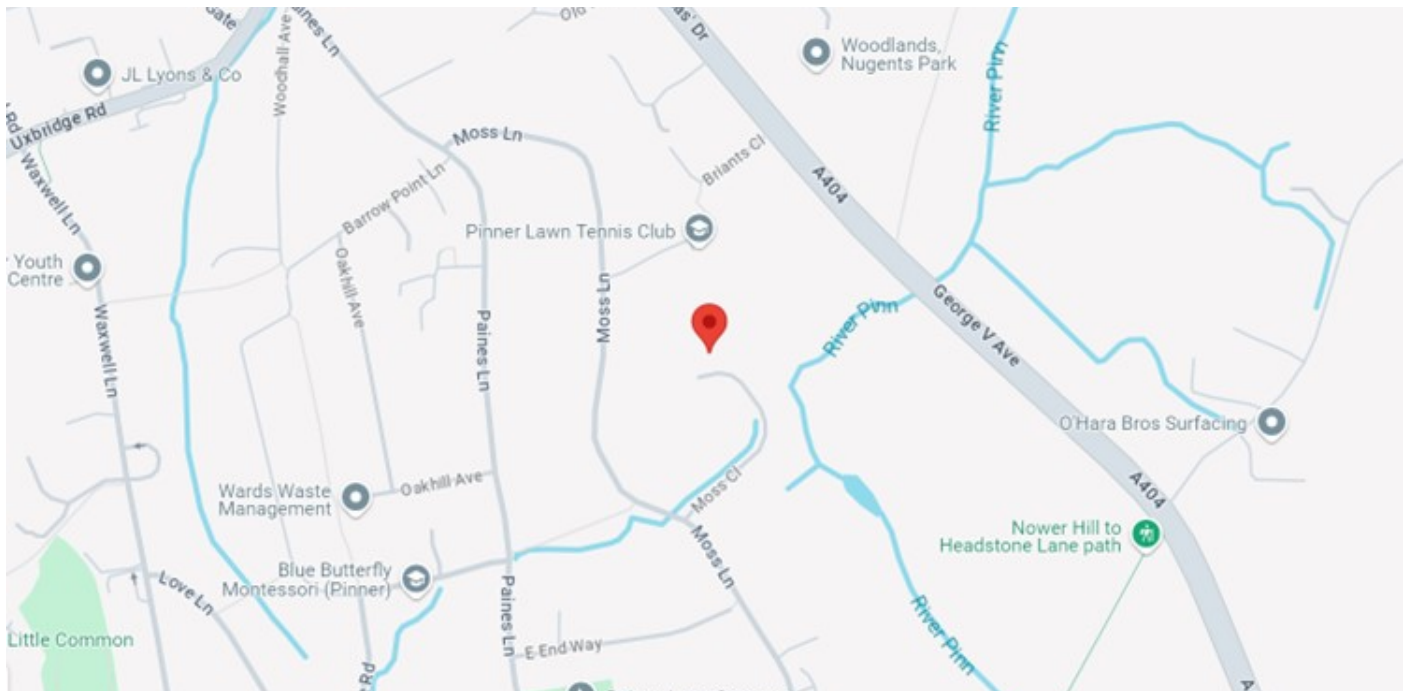
London Borough of Harrow - Band G - £3,993.10

## LOCAL SCHOOLS

Reddiford School - 0.68 miles  
West Lodge Primary School - 0.74 miles  
St John Fisher Catholic Primary School - 0.77 miles  
Nower Hill High School - 0.79 miles  
Hatch End High School - 0.96 miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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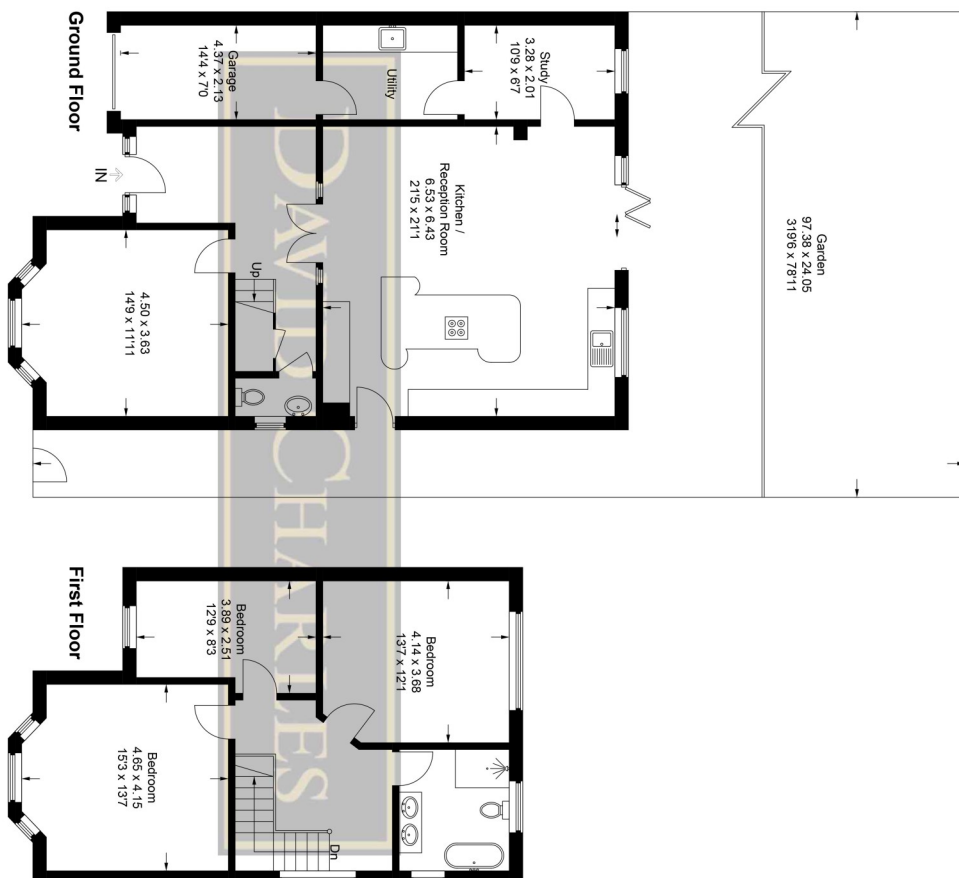
## Moss Close

Approximate Gross Internal Area

Ground Floor = 103.4 sq m / 1,113 sq ft

First Floor = 63.0 sq m / 678 sq ft

Total = 166.4 sq m / 1,791 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.

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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.*