

DAVID CHARLES

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WEST WAY, PINNER, MIDDLESEX, HA5 3NX



PRICE....£1,875,000....FREEHOLD

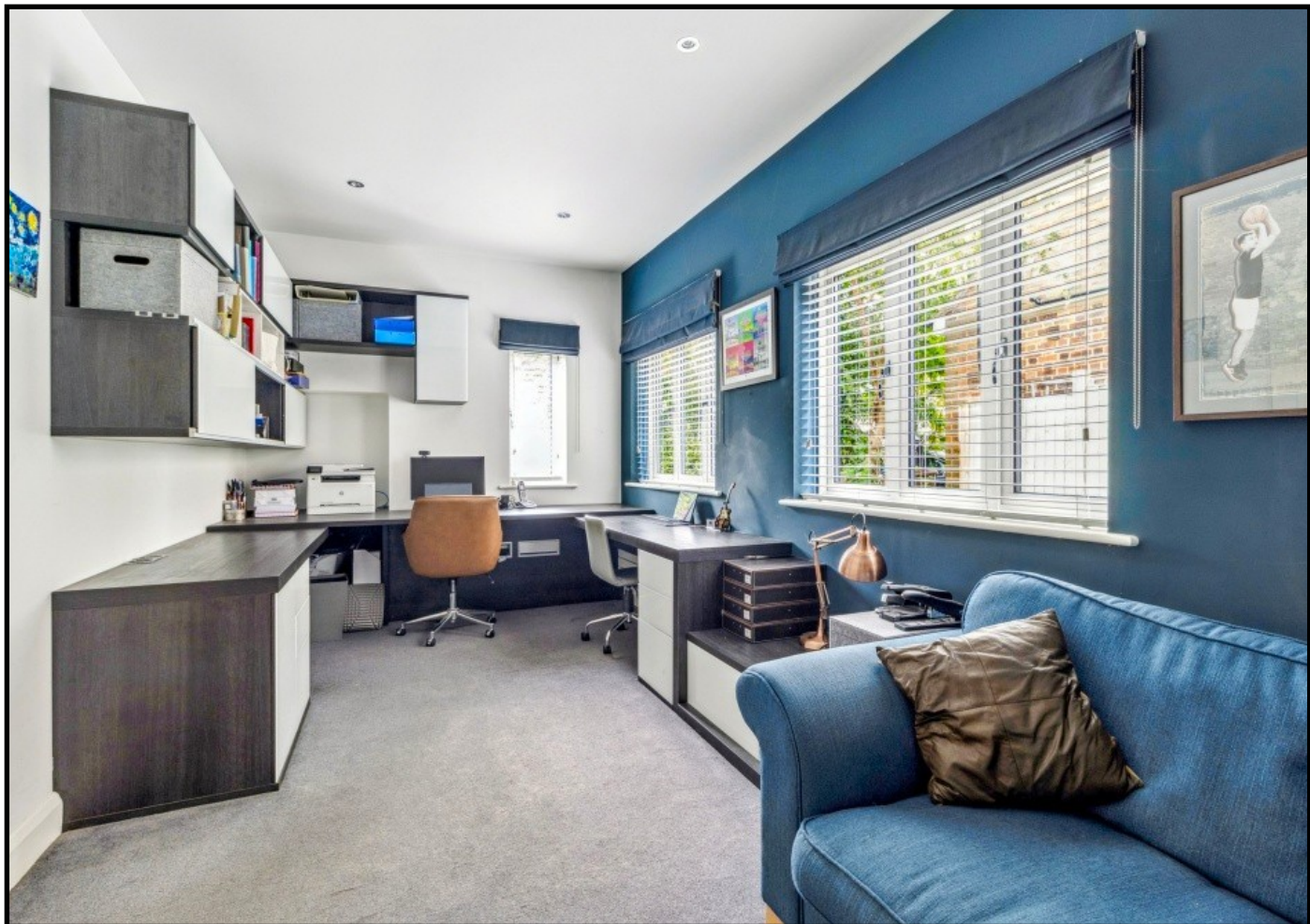
This five bedroom detached family house (2820 sq. ft/262 sq. m) is presented in excellent condition and is ideally located on one of Pinner's premier roads within half a mile of Pinner Memorial Park and the town centre including the Metropolitan Line Tube Station

(Baker Street 25 minutes) and it is also within the catchment area of West Lodge Primary School. The house is approached via a carriage drive with off street parking for several cars and a large garage. The spacious and versatile accommodation includes two reception rooms and a luxurious kitchen with a central island, leading to the dining area and orangery. There is also the benefit of a utility room, a 19' study and a guest cloakroom. The first floor has four double bedrooms (two en-suite), one large single bedroom and a family bath & shower room. Outside the beautiful 147' landscaped rear garden has a patio, main lawn, storage sheds and a green house. It is surrounded by high hedgerows and mature trees, giving the area a semi-rural feel. The property also offers scope for further extension (subject to planning permission), making it ideal for the growing family, and is offered with no upper chain.

020 8866 0222













COUNCIL TAX

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

LOCAL SCHOOLS

West Lodge Primary School - 0.27 Miles

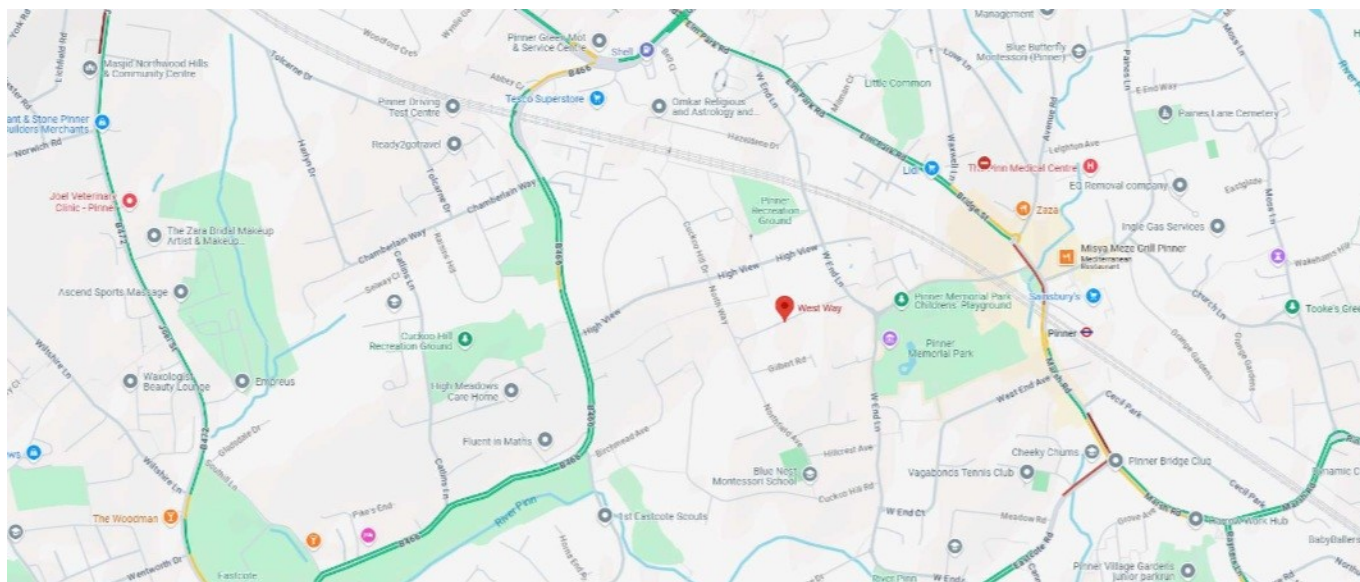
Harlyn Primary School - 0.6 Miles

Pinner Wood School - 0.7 Miles

Northwood School - 0.9 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.5 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

West Way

Approximate Gross Internal Area

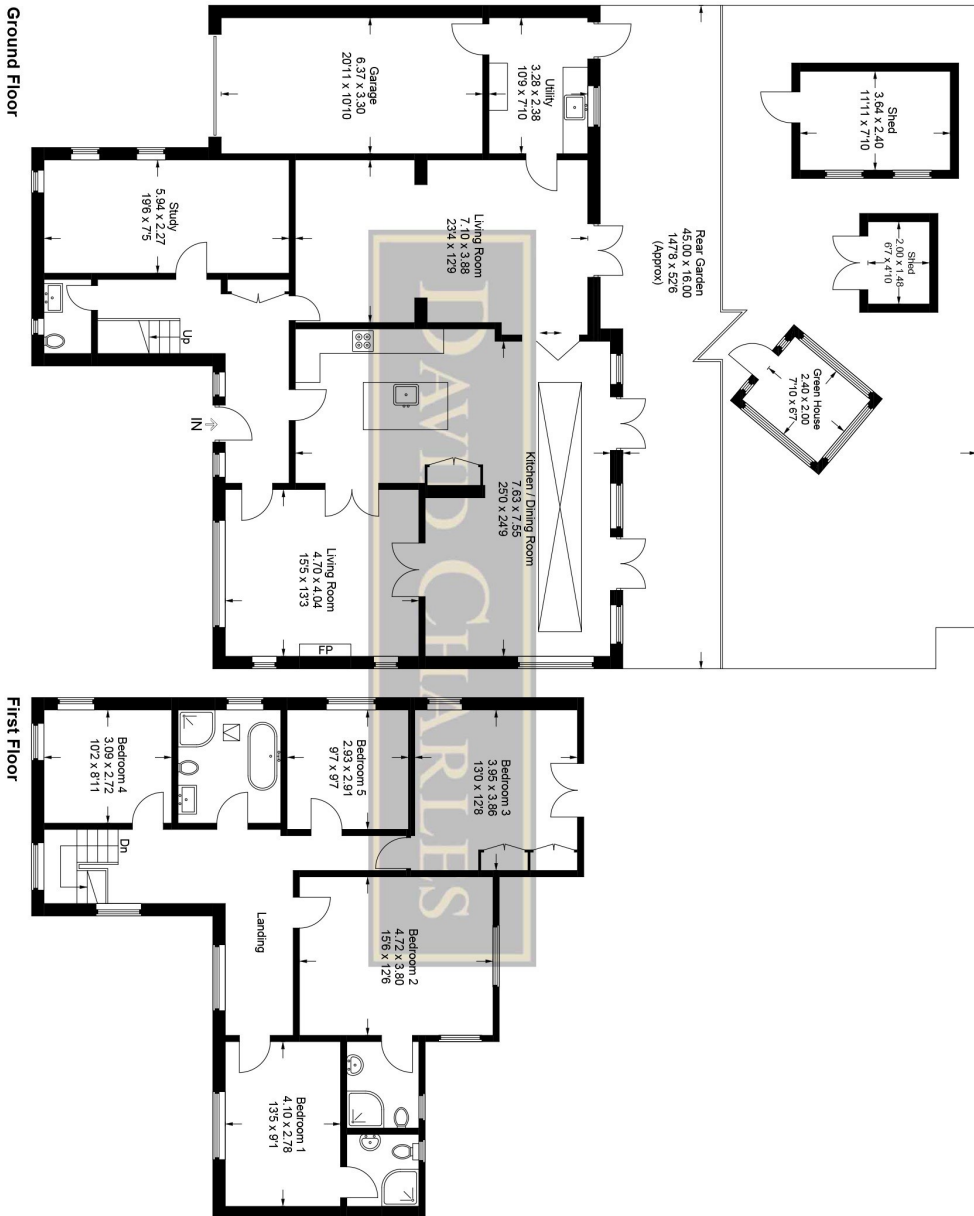
Ground Floor = 162.5 sq m / 1,749 sq ft

First Floor = 99.5 sq m / 1,071 sq ft

Sheds = 11.8 sq m / 127 sq ft

Garden House = 4.8 sq m / 52 sq ft

Total = 278.6 sq m / 2,999 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 or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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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