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WESTBURY LODGE CLOSE, PINNER, MIDDLESEX, HA5 3FG



PRICE....£875,000....FREEHOLD

This stunning four bedroom town house (1454 sq. ft/135.1 sq. m) has been completely updated to a very high standard throughout. Features include underfloor heating, an integrated surround sound speaker system, a luxurious kitchen with ceramic worktops, motorised blinds and the main bedroom has a vaulted ceiling. The accommodation includes a cloakroom, office/bedroom four and a utility room on the ground floor and access to the integral garage and rear garden. The first floor 25' double aspect living room leads to the kitchen and pantry. The second floor principle bedroom benefits from an en-suite shower room and there are two further bedrooms and a family bathroom. Outside the front provides off street parking leading to a spacious 19' garage and there is a 40' easily maintained paved garden to the rear. Westbury Lodge Close is a small development of luxury houses built opposite Pinner Memorial Park and within a quarter of a mile of West Lodge Primary School and the village centre offering a wide selection of shops, restaurants, cafes, and the train station, offering swift access to Central London (Baker Street within 25 minutes)

020 8866 0222











COUNCIL TAX

London Borough of Harrow - Band F - £3,460.69

LOCAL SCHOOLS

West Lodge Primary School - 0.15 miles

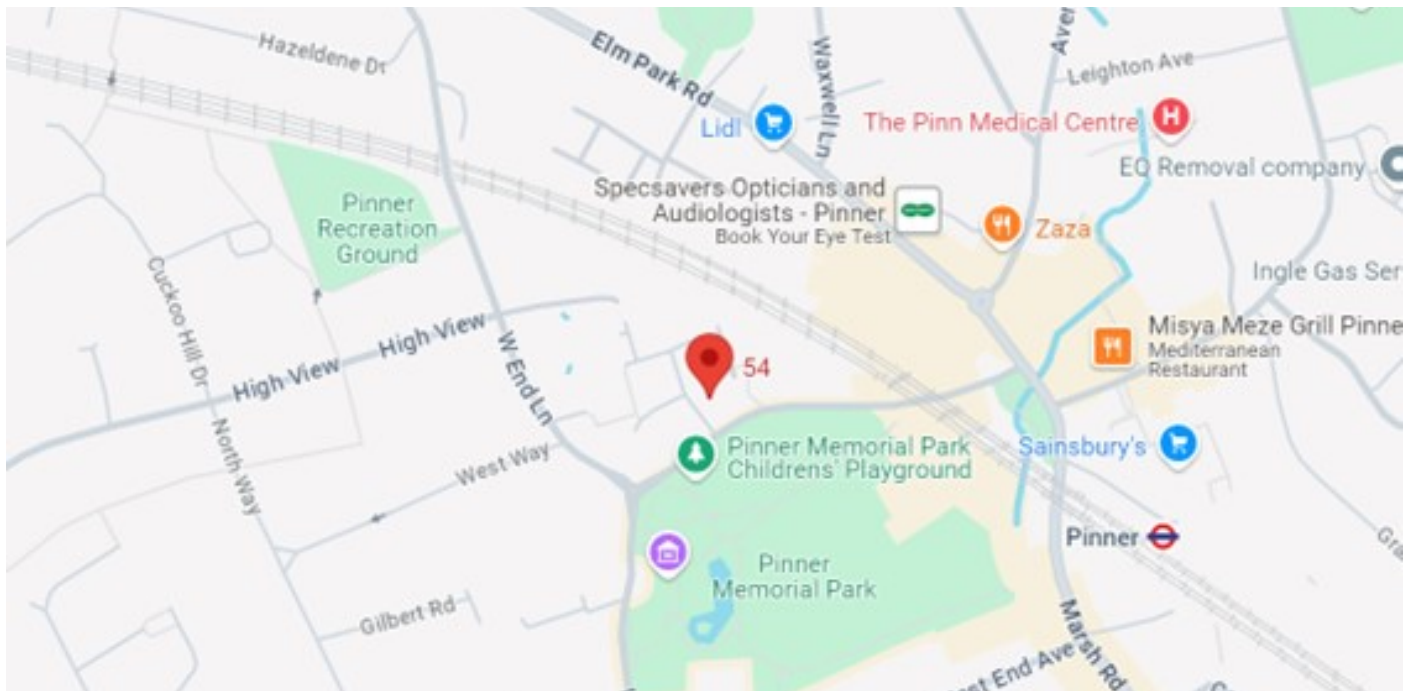
Pinner Wood School - 0.73 miles

Nower Hill High School - 0.93 miles

Pinner High School - 1.01 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.3 miles



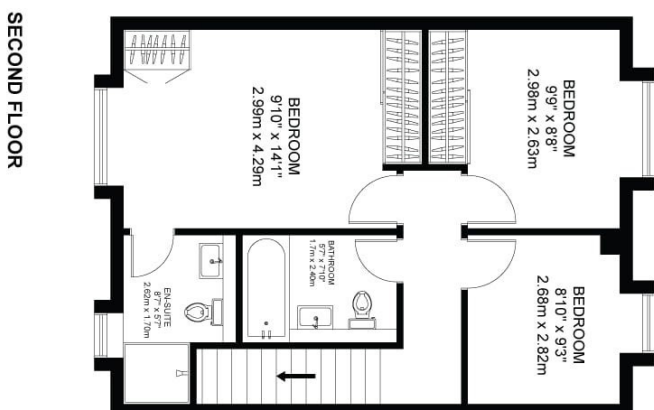
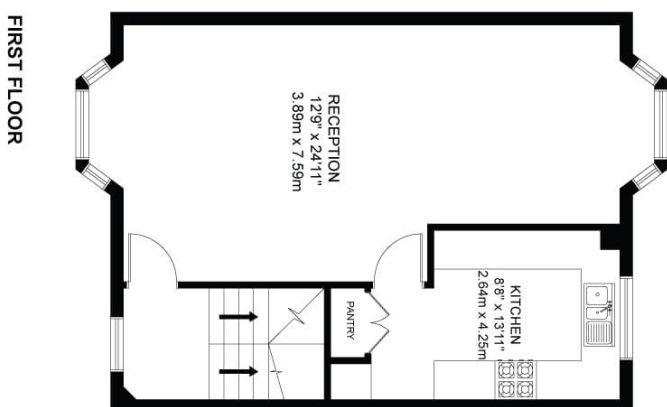
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Westbury Lodge Close, Pinner, HA5 3FG

APPROXIMATE GROSS INTERNAL AREA

1454 SQ.FT. - 135.1 SQ.M.



FLOOR PLANS

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENT OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS IS FOR ILLUSTRATIVE PURPOSE ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE TENANTS OR PURCHASERS. FLOOR PLANS ARE NOT DONE TO "SCALE".

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.