

DAVID CHARLES

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HILL ROAD, PINNER, MIDDLESEX, HA5 1JZ



PRICE....£3,150 PCM....UNFURNISHED

This extended double fronted semi detached family house (1771 sq.ft/164.6 sq.m) is located in this popular turning within the school catchment areas of Cannon Lane Primary School and Pinner High School. Pinner Town Centre is also within easy reach with its vast array of shops, restaurants, coffee houses, supermarket and the Metropolitan Line Tube Station. The accommodation on the ground floor comprises of entrance with wood block flooring, 22'3ft family room, 15'9ft living room, 14'10ft dining room, fitted kitchen with an opening to a 6'11ft utility room and a guest WC. On the first floor there is an 18ft master bedroom with an en suite Jack & Jill bath/shower room, two further large double bedrooms, 8'4ft single bedroom four, family bathroom and a separate WC. Outside there is a mature front garden with flower and shrub borders, 68ft x 35ft rear garden with a raised patio area leading to lawn with mature shrub and flower borders and a 16'1ft detached garage accessed via St Ursula Grove. Unfurnished. Available Immediately (Subject to References)

020 8866 0222











COUNCIL TAX

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

LOCAL SCHOOLS

Cannon Lane Primary School - 0.34 Miles

West Lodge Primary School - 0.54 Miles

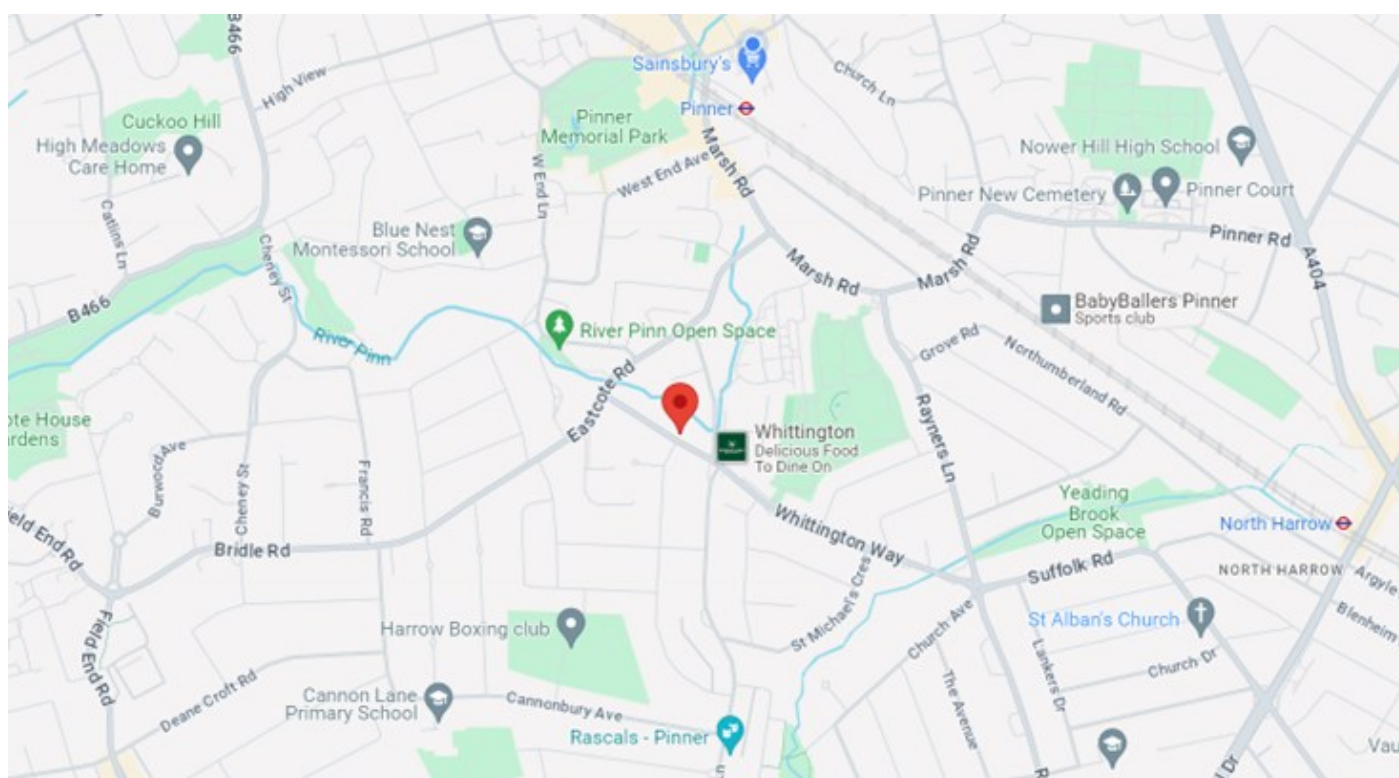
Gesher School - 0.73 Miles

Pinner High School - 0.41 Miles

Nower Hill High School - 0.9 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Hill Road

Approximate Gross Internal Area

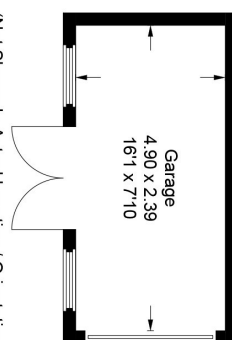
Ground Floor = 81.4 sq m / 876 sq ft

First Floor = 83.2 sq m / 895 sq ft

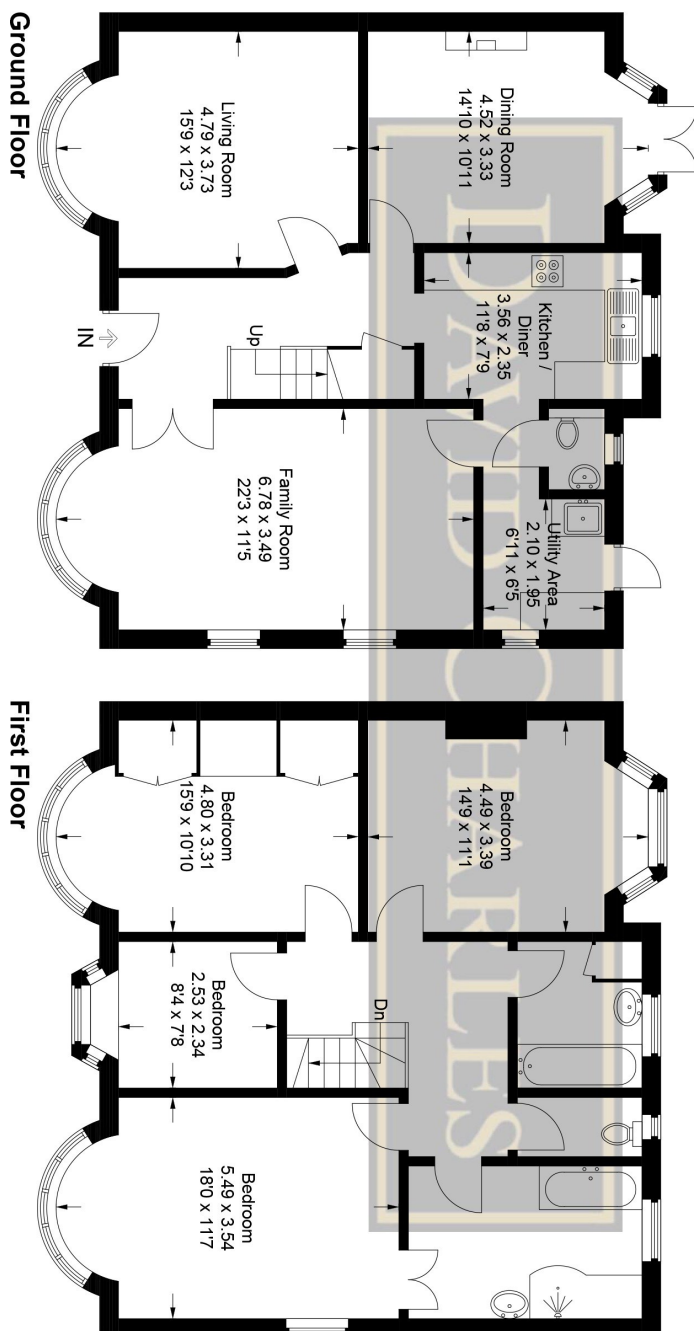
Garage = 11.8 sq m / 127 sq ft

Total = 176.4 sq m / 1,898 sq ft

Garden
20.86 x 10.80
685 x 355



(Not Shown In Actual Location / Orientation)



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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