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GEORGE V AVENUE, PINNER, MIDDLESEX, HA5 5SW



PRICE....£875,000....FREEHOLD

This bright and extended five bedroom, three bathroom (two en-suite) semi detached family residence (1,986 sq.ft/184 sq.m including the gym/office) is located in this popular location within the outstanding school catchment areas of Pinner Park Primary School, St John Fisher Catholic Primary and Nower Hill School. Both Pinner and North Harrow Town Centres are within easy reach with their vast array of shops, restaurants, coffee shops, supermarkets and Metropolitan Line Tube Stations. The accommodation on the ground floor comprises of entrance porch leading to entrance hall, 15'8ft front reception room, 20'5ft dining room with doors opening to an 18'6ft modern fitted kitchen with three Velux windows, built-in BBQ Station, deep fat fryer and guest WC. On the first floor there are two double bedrooms, further single bedroom and luxury fitted shower room WC. On the second floor there are two double bedrooms both with en-suite shower rooms. Outside there is off street parking for three cars, a rear garden with a raised deck patio area and steps leading to lawn with shrub borders and a centre path leading to 18'10ft home office/gym. The property benefits from on the ground floor Italian granite tiled flooring with under floor heating, on the first floor marble effect porcelain tiled flooring and all five bedrooms have floor to ceiling fitted wardrobes.

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COUNCIL TAX

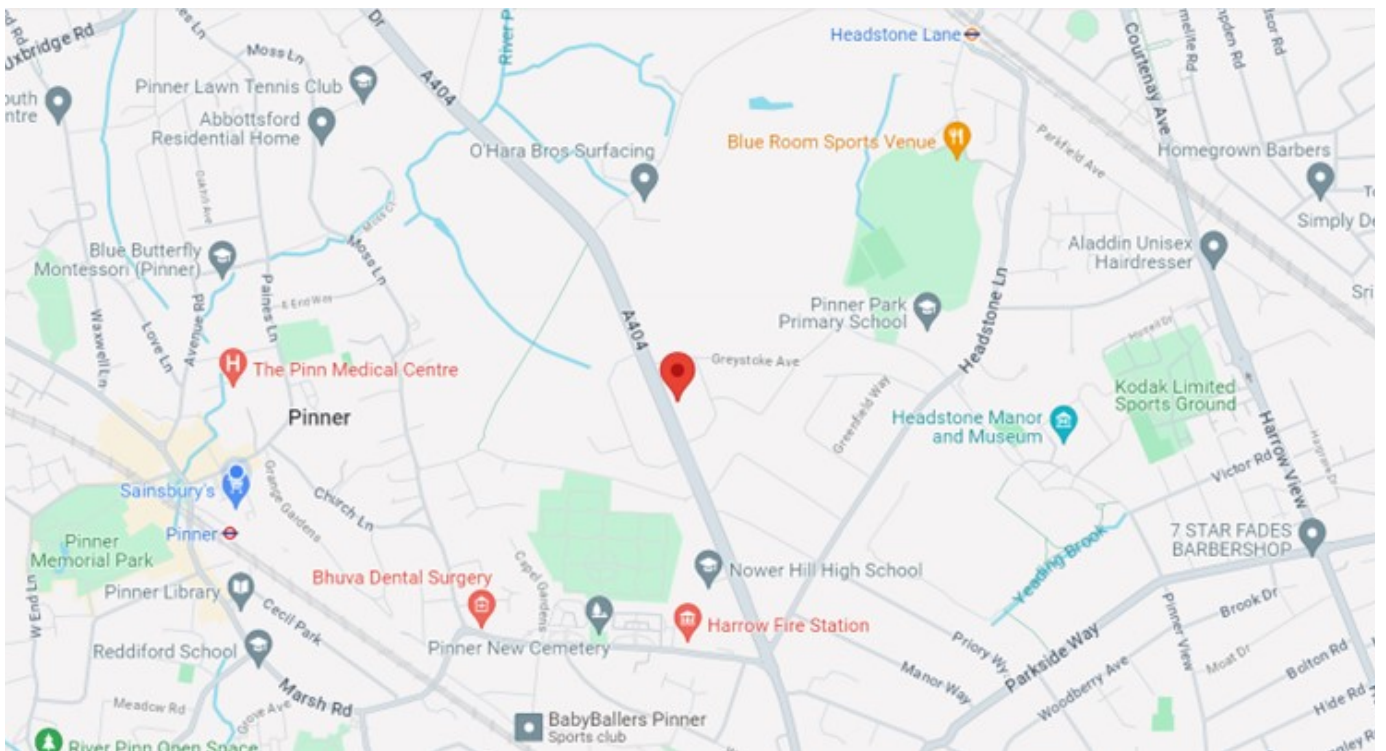
London Borough of Harrow - Band E - £2,794.40

LOCAL SCHOOLS

Pinner Park Primary School - 0.36 Miles
 St John Fisher R.C. Primary School - 0.49 Miles
 Nower Hill High School - 0.34 Miles
 Hatch End High School - 0.86 Miles

LOCAL TRANSPORT

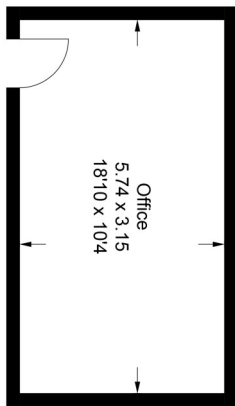
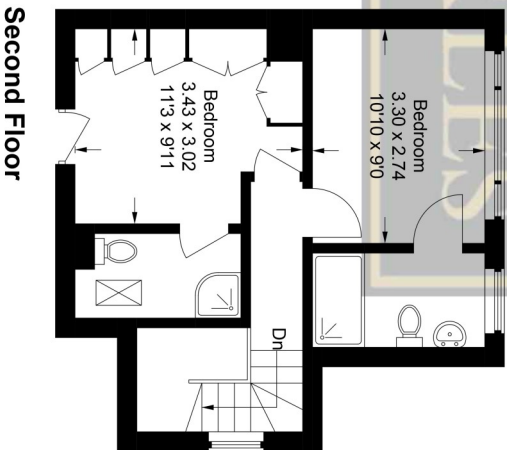
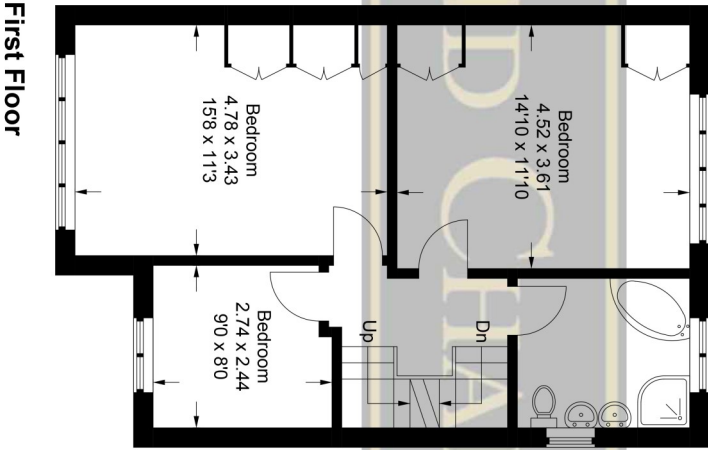
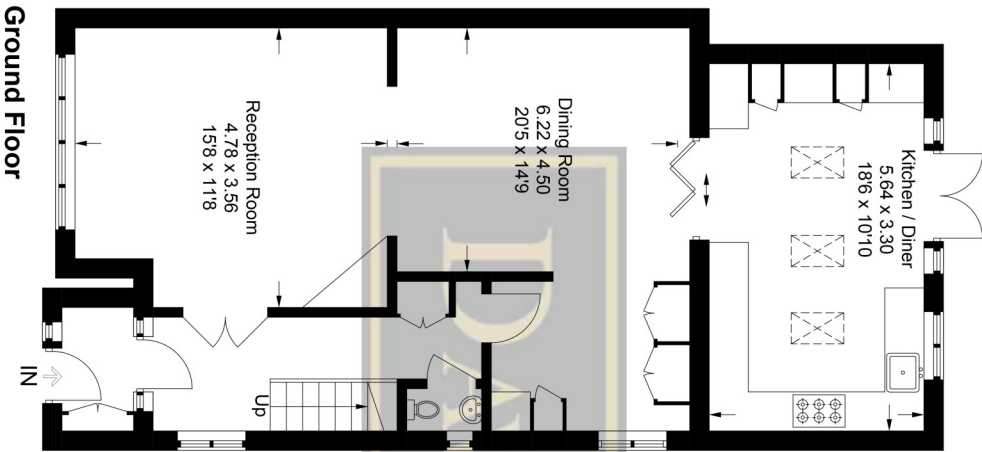
North Harrow Station (Metropolitan Line) - 0.8 Miles
 Headstone Lane Station (Overground) - 0.8 Miles
 Pinner Station (Metropolitan Line) - 1.1 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

George V Avenue

Approximate Gross Internal Area = 166 sq m / 1791 sq ft
 Outbuilding = 18 sq m / 195 sq ft
 Total = 184 sq m / 1986 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