

# DAVID CHARLES

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## POTTER STREET, NORTHWOOD, MIDDLESEX, HA6 1QJ



**PRICE....£799,950....FREEHOLD**

This extended and naturally bright three bedroom semi detached house (140.6sq.m/1514sq.ft), is located within the school catchment areas of Northwood School, Hillside Infant and Junior School as well as Pinner Wood Primary School. Northwood Hills Town Centre is only a short walk away, with its array of shops, restaurants, coffee houses, supermarkets and Metropolitan Line Tube Station. The accommodation on the ground floor comprises of an entrance hall with a cloaks cupboard and understairs storage cupboard, 15'7ft front reception room with a bay fronted window, open fireplace and stripped and painted wooden flooring, 14'9ft family room with open fireplace and stripped and painted wood flooring, 26ft open plan kitchen/breakfast room with a separate utility room. On the first floor there is a 15'11ft master bedroom one with a bay window and a range of fitted wardrobes, 12ft bedroom two and a larger than average 9'1ft x 8'7ft bedroom three, modern family bathroom with a separate WC. Outside there is a 13'8ft own drive with off street parking for one car and an approximate 105ft rear garden with a raised lawn with mature shrub and tree borders. The property benefits from further potential to extend (subject to planning permissions).

**020 8866 0222**













## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

## LOCAL SCHOOLS

Hillside Infant & Junior School - 0.31 Miles

Pinner Wood School - 0.53 Miles

Northwood School - 0.13 Miles

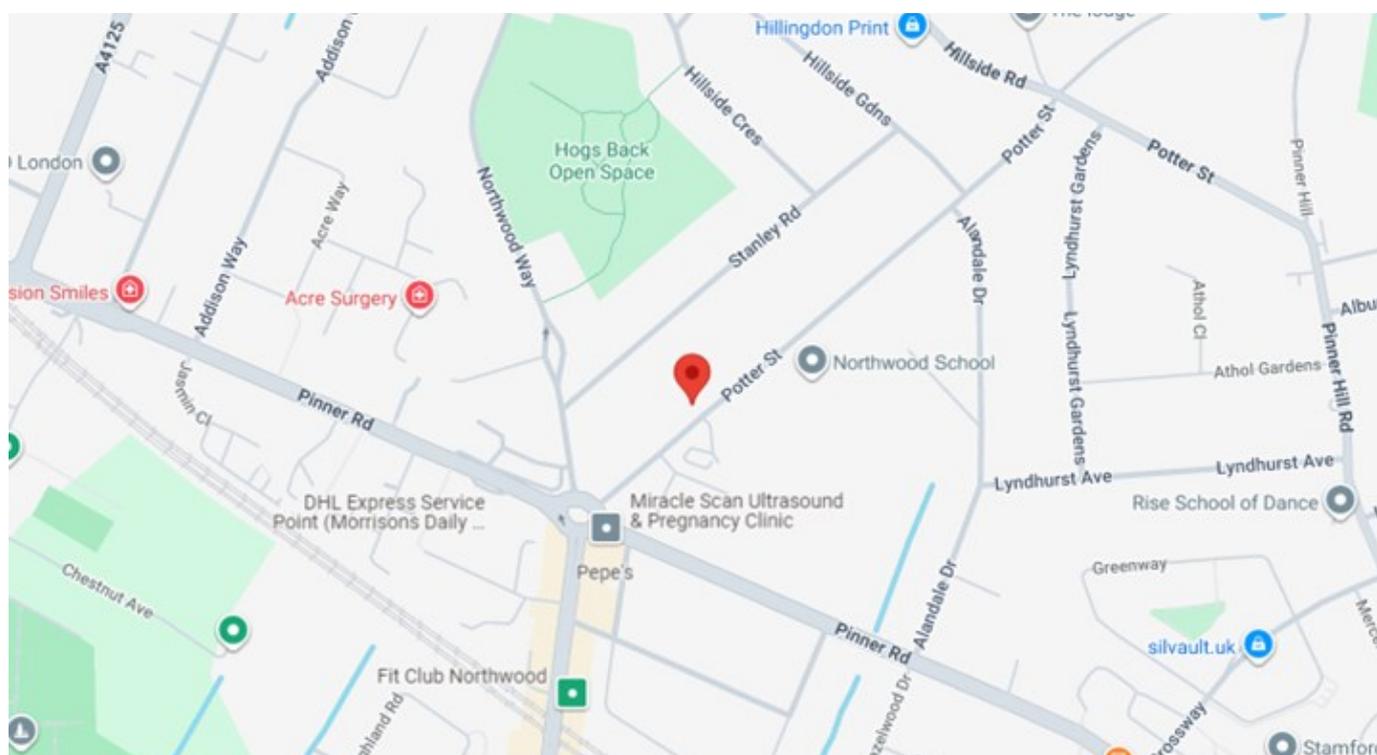
St John's School - 0.58 Miles

Haydon School - 0.66 Miles

St Helen's School - 0.94 Miles

## LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.3 Miles



### Energy Efficiency Rating

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

# Potter Street

Approximate Gross Internal Area  
Ground Floor = 91.3 sq m / 983 sq ft  
First Floor = 49.3 sq m / 531 sq ft  
Total = 140.6 sq m / 1,514 sq ft  
(Including Garage)



Ground Floor

First Floor

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.*