

DAVID CHARLES

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BEECHEN GROVE, PINNER VILLAGE, HA5 3AH



PRICE....£1,850,000....FREEHOLD

This substantial four double bedroom detached family house (2906 sq. ft/270 sq. m) is set on a generous plot of over a quarter of an acre and is ideally located in a desirable close in the heart of Pinner Village. The spacious and flexible living accommodation includes a 25' x 18' living room, an 18' sitting room with a bar area, a contemporary kitchen, a separate utility room with range of cupboards, a dining room and family room. The main bedroom benefits from an en-suite bath & shower room, there are three further double bedrooms and a family bathroom with a separate WC. Outside the paved drive provides off street parking leading to a double garage, while the large rear garden has a raised patio, main lawn, a feature fishpond and mature conifer and tree borders offer an element of seclusion. Beechen Grove is within half a mile of Pinner Town Centre offering a wide range of shopping facilities, cafes, restaurants and the Metropolitan Line Tube Station (Baker Street within 25 minutes).

020 8866 0222



















COUNCIL TAX

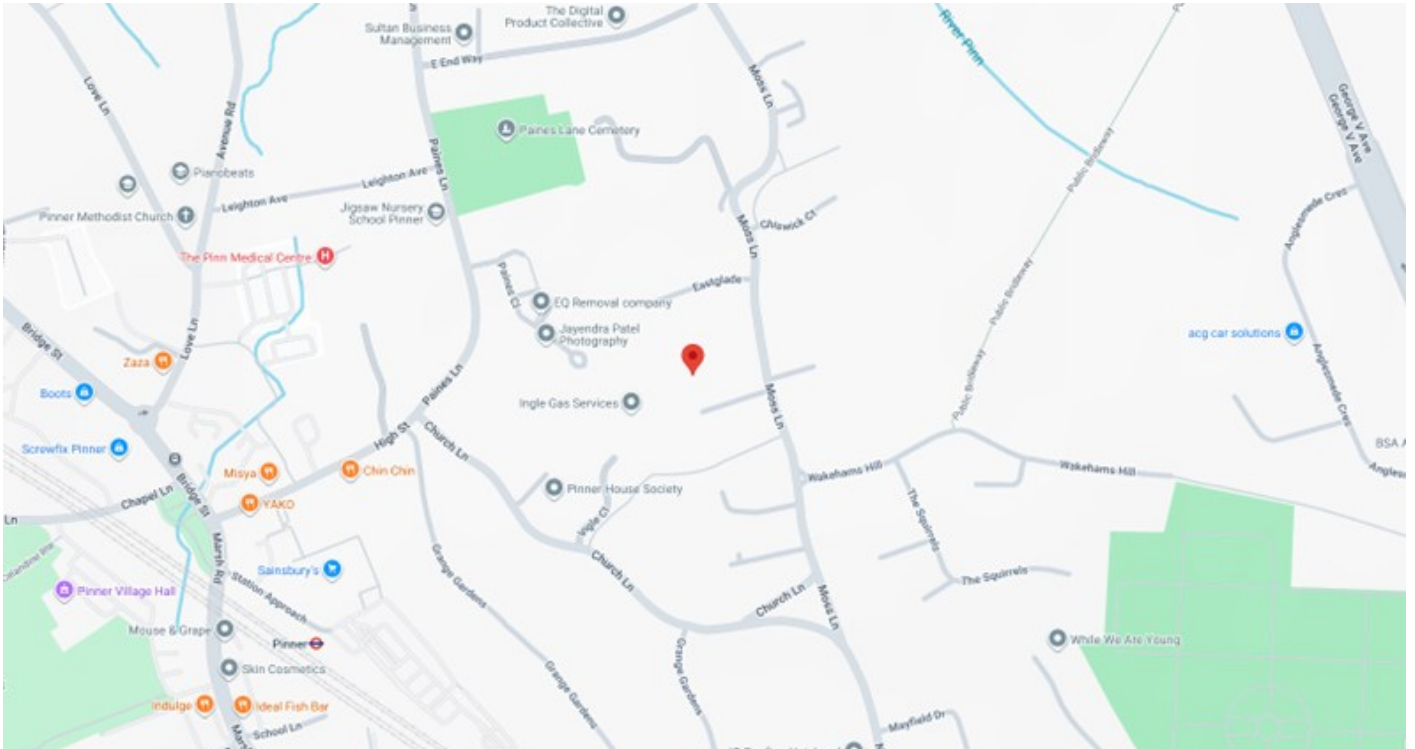
London Borough of Harrow - Band H - £5,022.14

LOCAL SCHOOLS

Reddiford School - 0.3 Miles
St John Fisher Catholic Primary School - 0.42 Miles
Nower Hill High School - 0.54 Miles
Pinner High School - 1.16 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.6 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	68	
(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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Beechen Grove

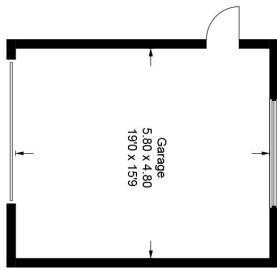
Approximate Gross Internal Area

Ground Floor = 154.6 sq m / 1,664 sq ft

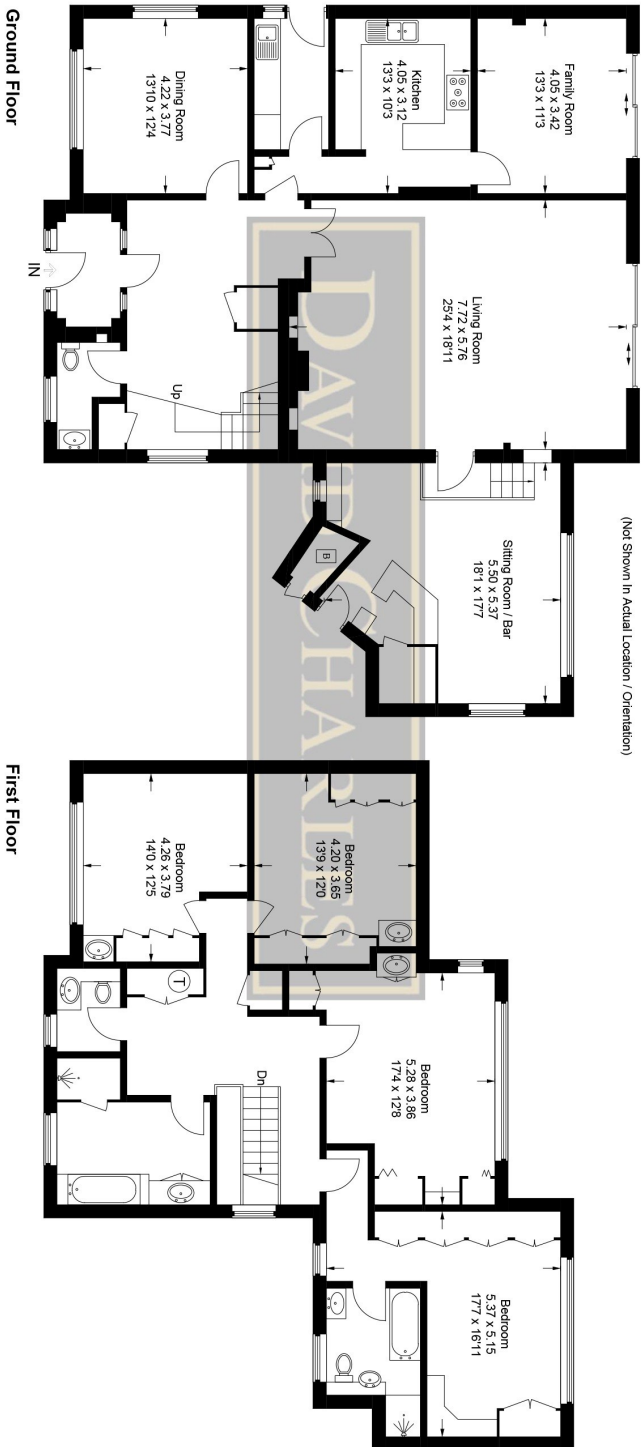
First Floor = 87.6 sq m / 943 sq ft

Garage = 27.8 sq m / 299 sq ft

Total = 270 sq m / 2,906 sq ft



(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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