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GRANGE GARDENS, PINNER VILLAGE, HA5 5QE



PRICE....£1,425,000....FREEHOLD

A bright and well presented extended five bedroom, three bathroom semi detached family house (1,954 sq.ft/181.6 sq/m) is set in this highly desirable turning in the heart of Pinner Village. It is ideally located within minutes' walk of the Village High Street offering a selection of shops, restaurants, coffee houses, Marks & Spence Food Hall, Sainsburys Supermarkets, and the Metropolitan Line Tube Station (Baker Street within 25 minutes). Pinner Memorial Park and excellent schools are also nearby. The accommodation comprises of a tiled entrance hall, 14'11ft living room with a bay window and wooden flooring, 24'10 x 20'10ft open plan family/dining room/kitchen with under floor heating, sky light windows, and bi-fold doors to the garden, separate utility room, and 17'8ft bedroom five with a luxury fitted en-suite shower room. On the first floor there is a 15'7 master bedroom with a bay window, range of fitted wardrobes and luxury fitted en-suite shower room, 14'6ft bedroom two with fitted wardrobes, two further bedrooms and luxury fitted family bathroom. Outside there is an own drive with off street parking for two to three cars and 61ft west back rear garden with a raised patio area leading lawn with shrub borders and a summer house.

020 8866 0222















COUNCIL TAX

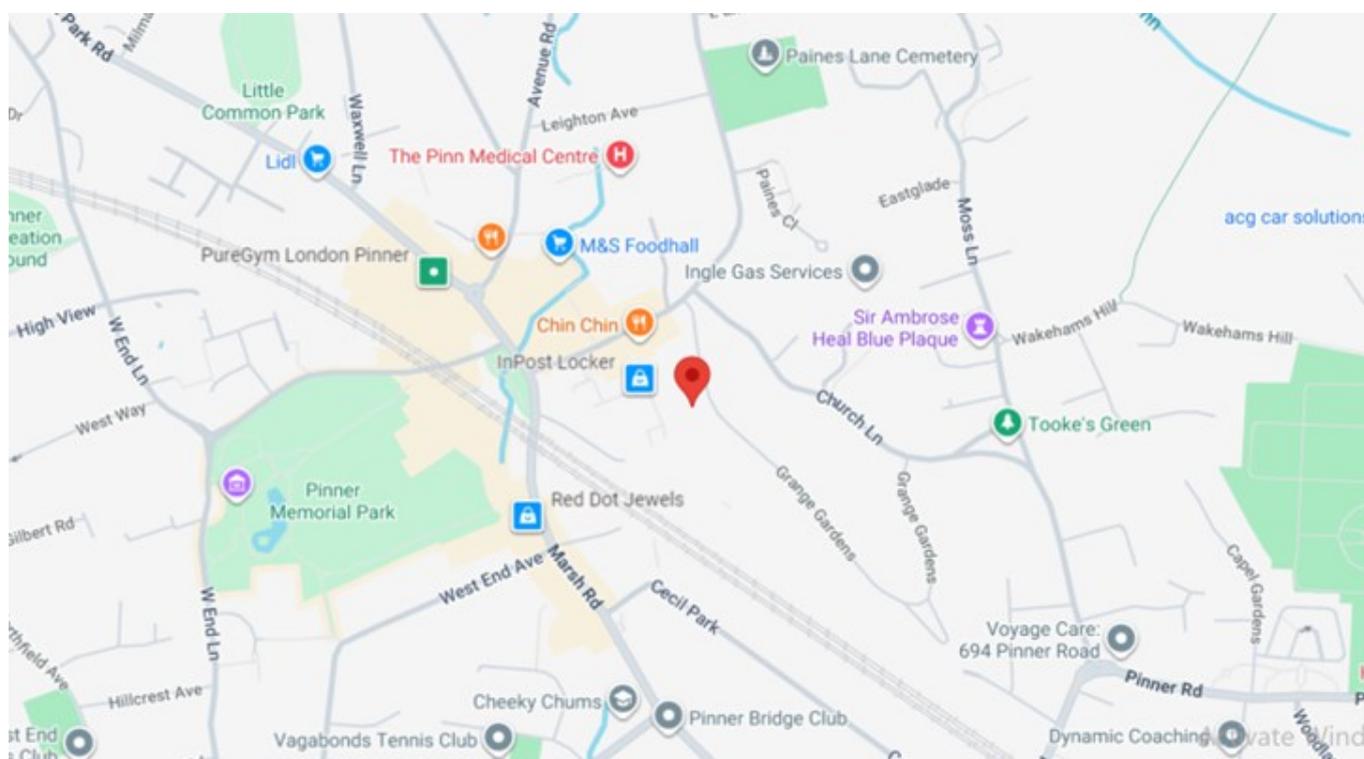
London Borough of Harrow - Band F - £3,460.69

LOCAL SCHOOLS

Reddiford School - 0.21 miles
West Lodge Primary School - 0.35 miles
St John Fisher Primary School - 0.46 miles
Nower Hill High School - 0.64 miles

LOCAL TRANSPORT

Pinner Metropolitan Line Station - 0.2 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Grange Gardens

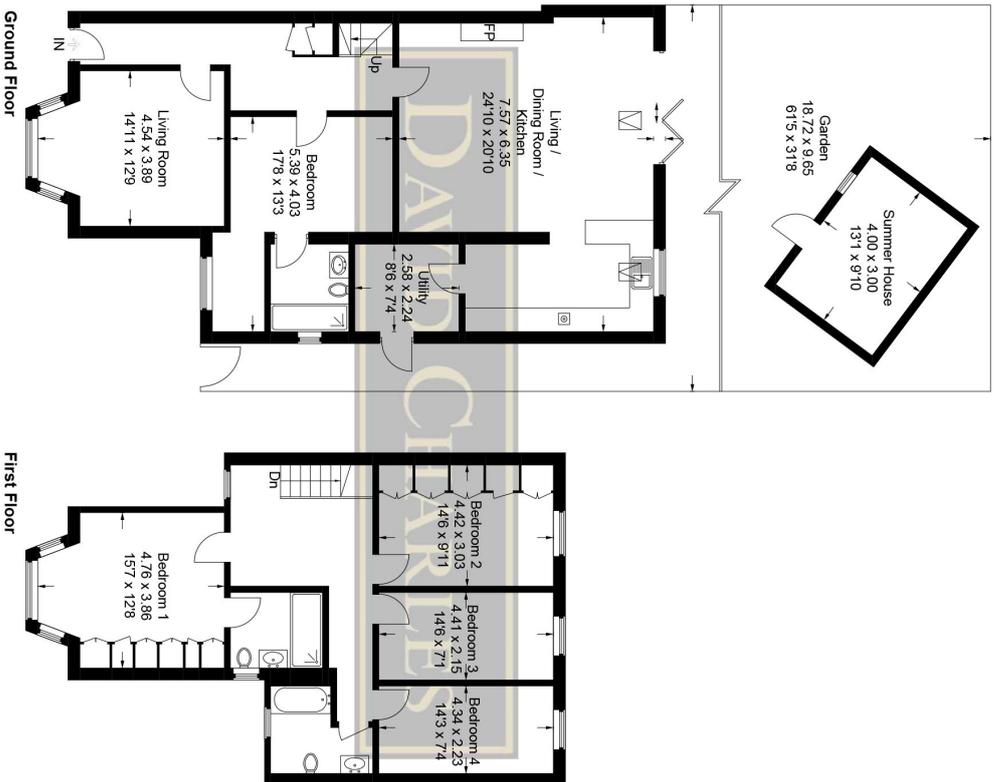
Approximate Gross Internal Area

Ground Floor = 105.2 sq m / 1,132 sq ft

First Floor = 76.4 sq m / 822 sq ft

Outbuilding = 12.0 sq m / 129 sq ft

Total = 193.6 sq m / 2,083 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 or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.