

DAVID CHARLES

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RICKMANSWORTH ROAD, PINNER, MIDDLESEX, HA5 3TG



PRICE....£775,000....FREEHOLD

This three double bedroom, two-bathroom detached bungalow (1310 sq. ft/121.7 sq. m. excluding garage) is set in a secluded position accessed via a wide, long driveway with private gated entrance off Rickmansworth Road. The spacious accommodation includes an entrance porch and hall leading to a 25' x 13' living room, a modern kitchen with integrated appliances and a guest cloakroom. The main bedroom is a generous 22' x 11' with wall-to-wall wardrobes and the benefit of an en-suite shower room. There are two further double bedrooms and a family bathroom. Outside the secluded rear garden has a large patio and main lawn with shrub and tree borders. The front provides parking for several cars and a 28' x 10' detached garage. The property is a few minutes' walk from Pinner Green with a selection of shops including Tesco supermarket and is within easy reach of Pinner & Northwood Hills high streets offering a wide range of amenities including the Metropolitan Line tube station. Both Harlyn & Pinner Wood primary schools are also within a third of a mile. Offered with no upper chain.

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COUNCIL TAX

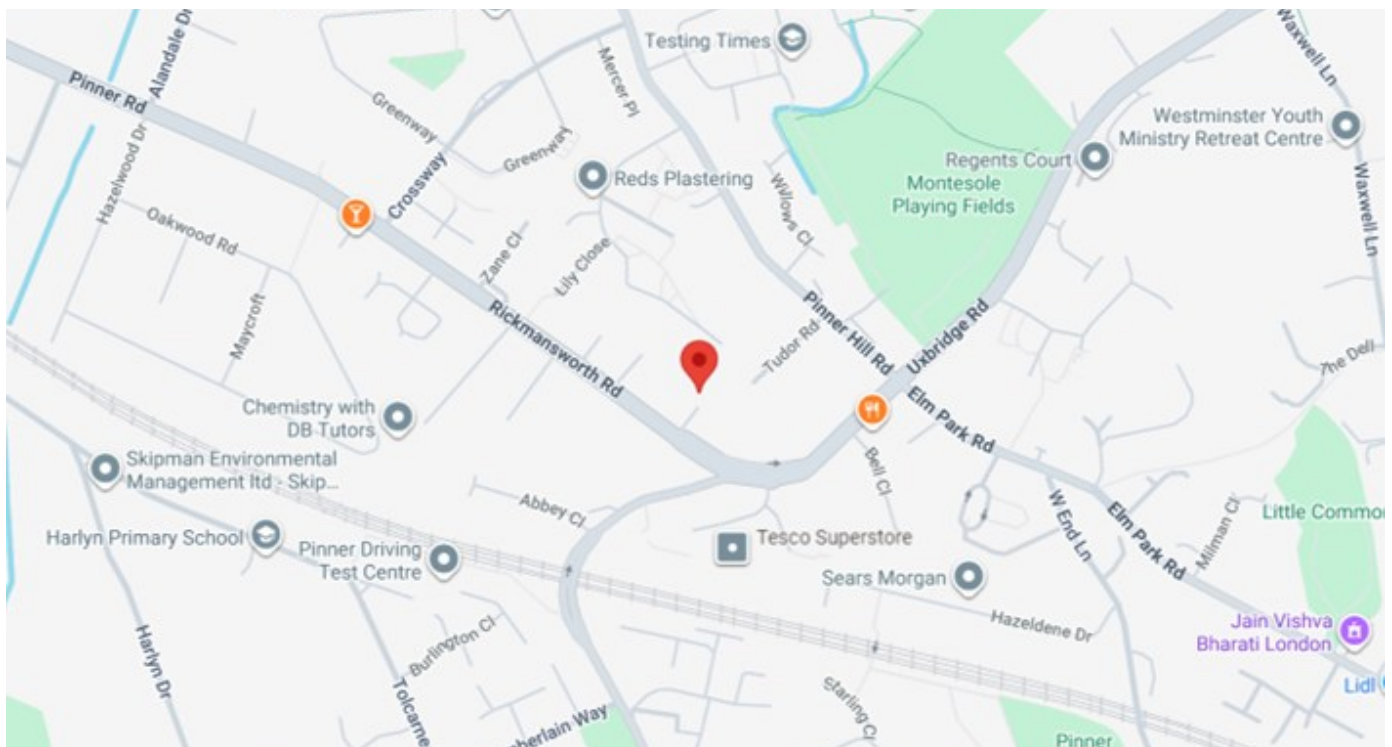
London Borough of Harrow - Band F - £3,627.10

LOCAL SCHOOLS

Harlyn Primary School - 0.28 Miles
Pinner Wood School - 0.29 Miles
Northwood School - 0.53 Miles
Haydon School - 0.79 Miles

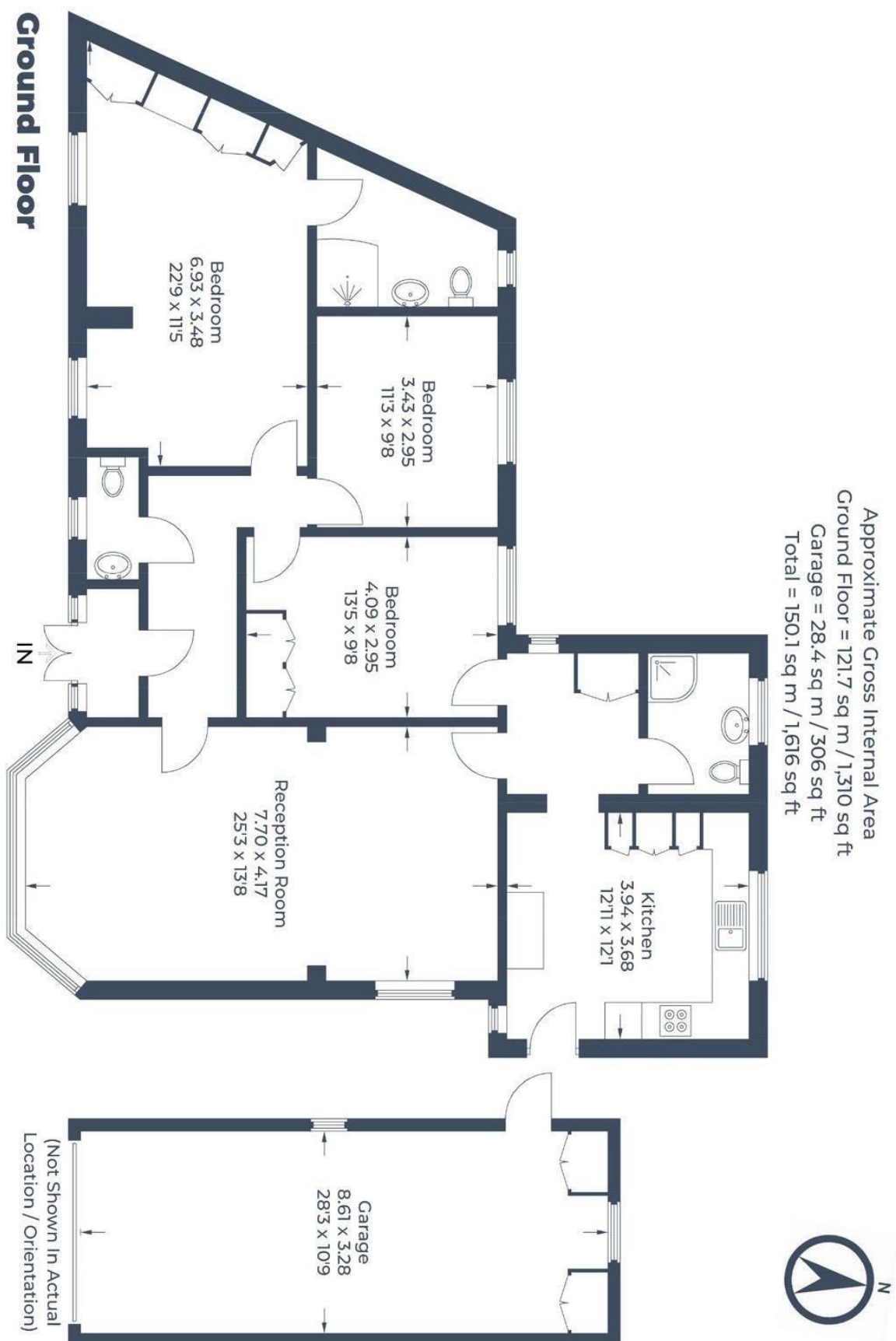
LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.8 Miles
Pinner Station (Metropolitan Line) - 0.9 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.