

DAVID CHARLES

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ST MICHAELS CRESCENT, PINNER, MIDDLESEX, HA5 5LE



PRICE....£715,000....FREEHOLD

This well presented three bedroom family house (1074 sq. ft / 99.8 sq. m) is ideally located on a quiet road within the catchment area of Cannon Lane Primary and Pinner High Secondary Schools and under a mile to Pinner and North Harrow Town Centres. The current owners have updated the property in recent years including redecorating throughout, wood flooring, LED lighting, a new kitchen and a new roof. The accommodation includes two reception rooms, a contemporary kitchen with handleless units and granite worktops, two double bedrooms with fitted wardrobes, a 9' bedroom three and a bathroom with separate WC. Outside the large rear garden has a patio and main lawn and the front provides off street parking for three cars leading to a single garage. There is excellent potential for a rear extension and a loft conversion (STPP) and the property is offered with a complete upper chain.

020 8866 0222











COUNCIL TAX

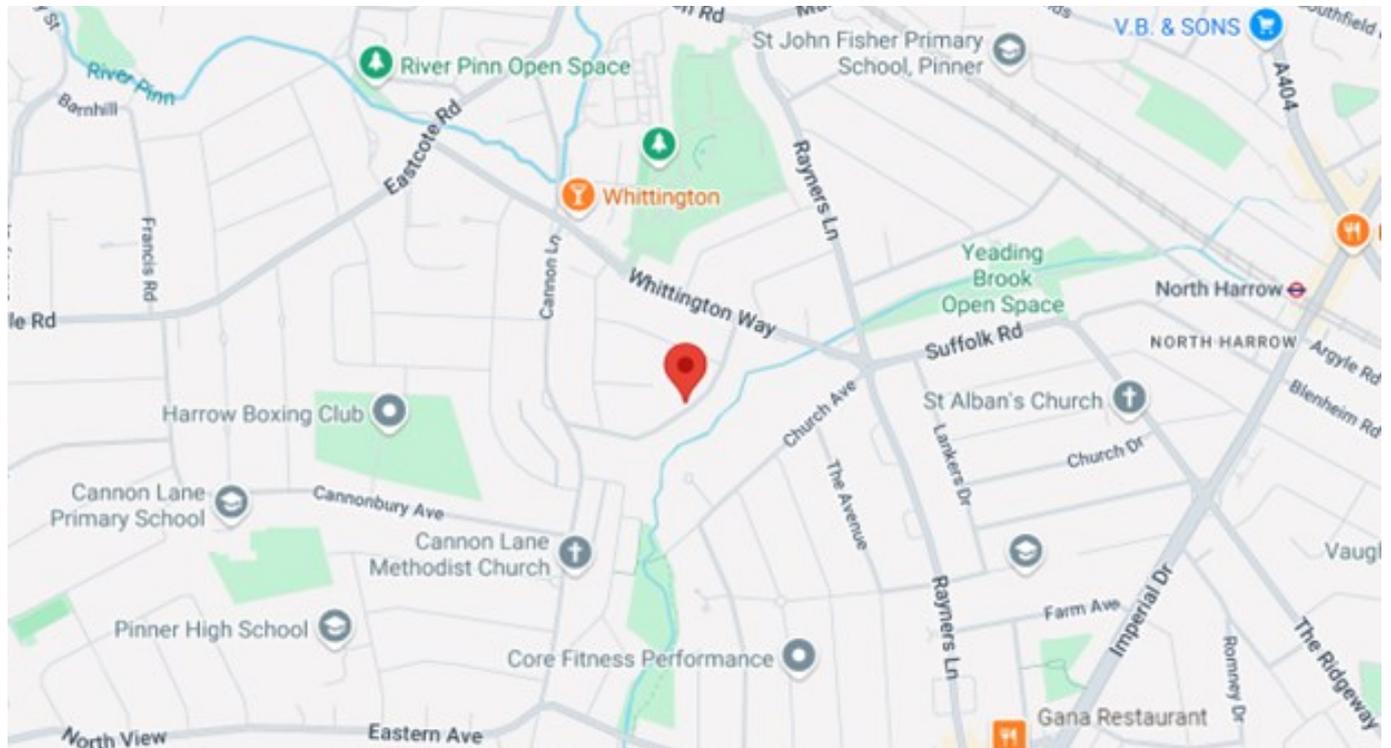
London Borough of Harrow - Band E - £2,794.40

LOCAL SCHOOLS

Longfield Primary School - 0.4 Miles
Cannon Lane Primary School - 0.47 Miles
Pinner High School - 0.45 Miles
Nower Hill High School - 0.8 Miles

LOCAL TRANSPORT

North Harrow Station (Metropolitan Line) - 0.8 Miles
Pinner Station (Metropolitan Line) - 0.9 Miles
Rayners Lane Station (Metropolitan/Piccadilly Line) - 0.9 Miles

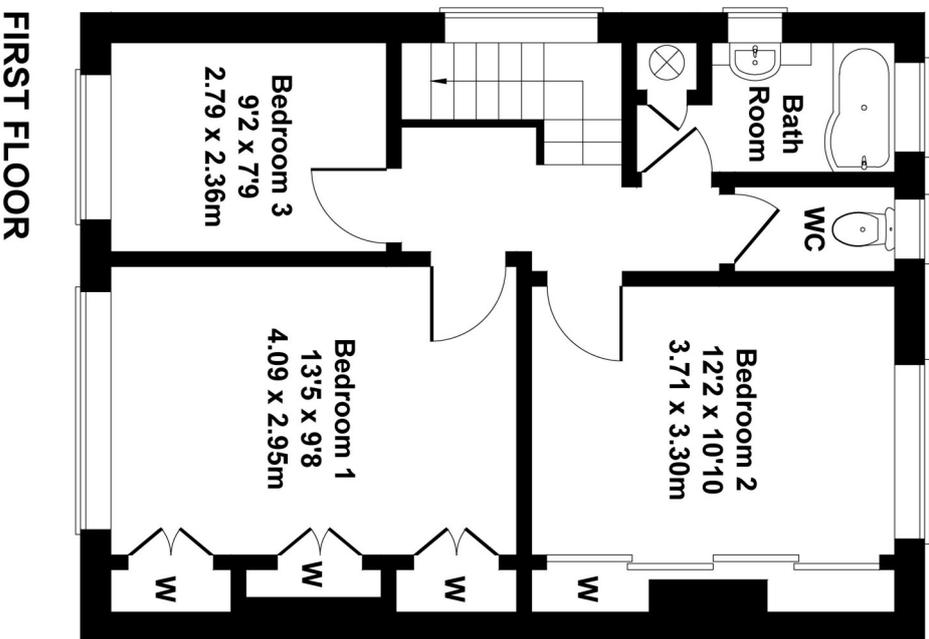
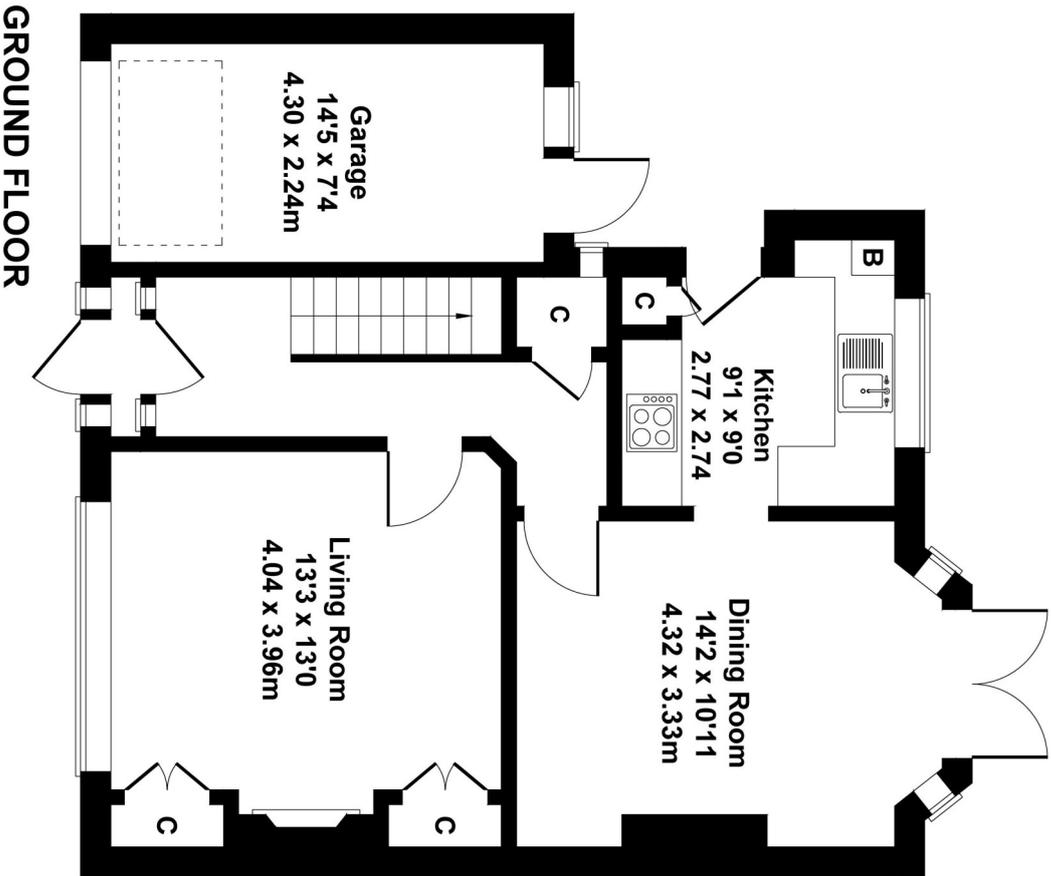


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

St Michaels Crescent

Approximate Gross Internal Area
1074 sq ft - 99.8 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.