# DAVID CHARLES

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## CAPEL GARDENS, PINNER, MIDDLESEX, HA5 5RF

**PRICE....£795,000….FREEHOLD**

This three bedroom detached house requires updating and offers excellent scope for a large extension, making it ideal for the growing family. It is located in a quiet cul de sac within easy reach of Pinner town centre and within the catchment area of St John Fisher Catholic Primary School and Nower Hill High School. The accommodation includes a 24' double aspect living/dining room, a kitchen and guest cloakroom. There are two double bedrooms, a 6' study/third bedroom and a bathroom. Outside the front has off street parking and an 18' x 14' garage. The 60' rear garden has a raised patio and a main lawn with rosebush and shrub inlays and borders. Offered with vacant possession.

## COUNCIL TAX

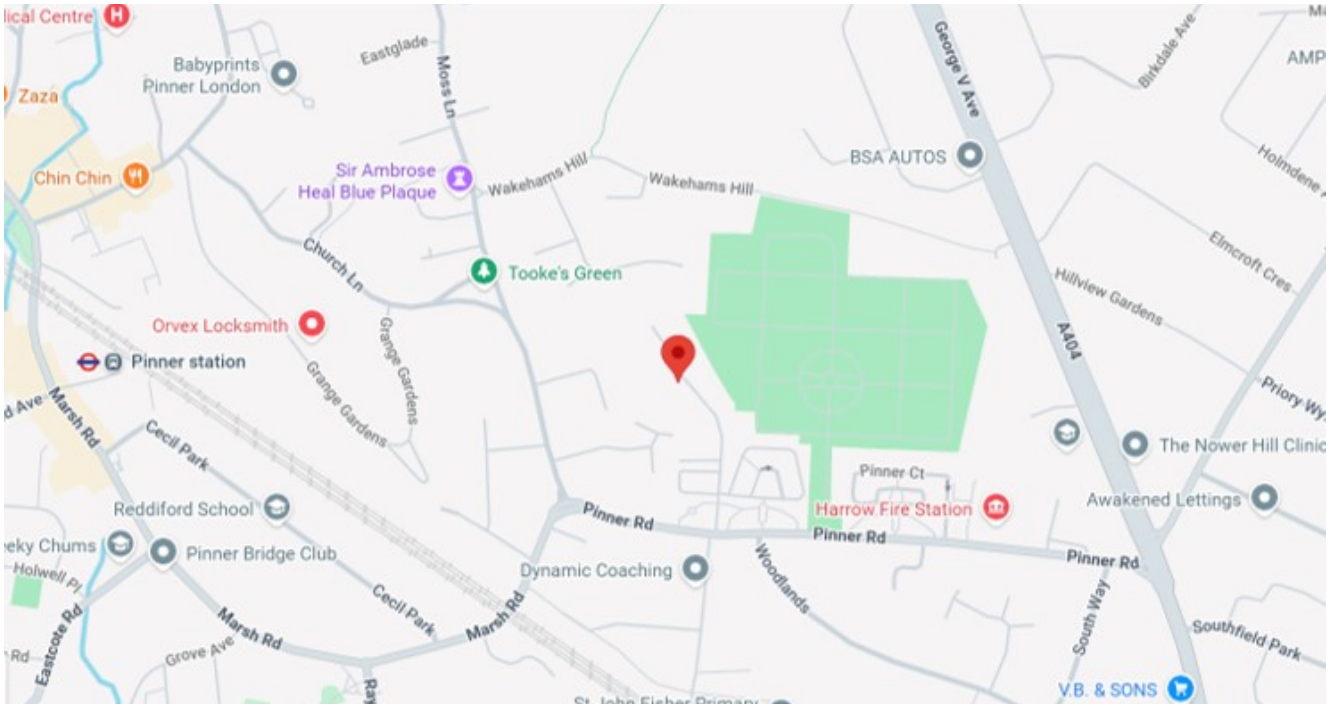
London Borough of Harrow - Band F - £3,627.10

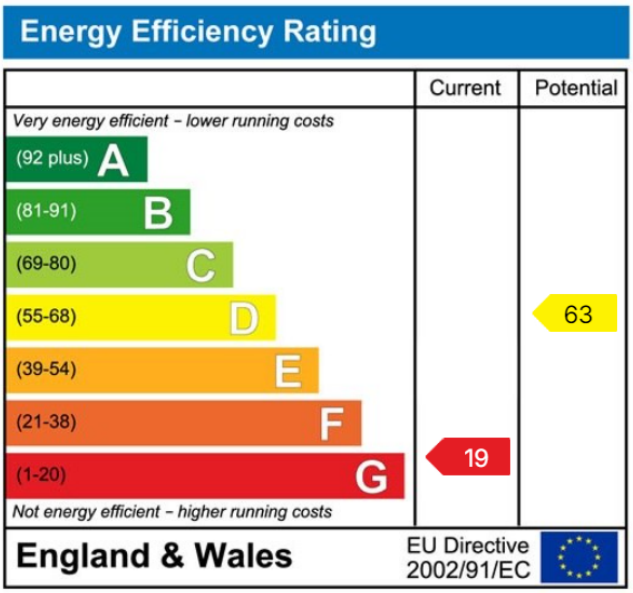
## LOCAL SCHOOLS

St. John Fisher Catholic Primary School - 0.17 miles
Pinner Park Primary School - 0.65 miles
Nower Hill High School - 0.29 miles

## LOCAL TRANSPORT

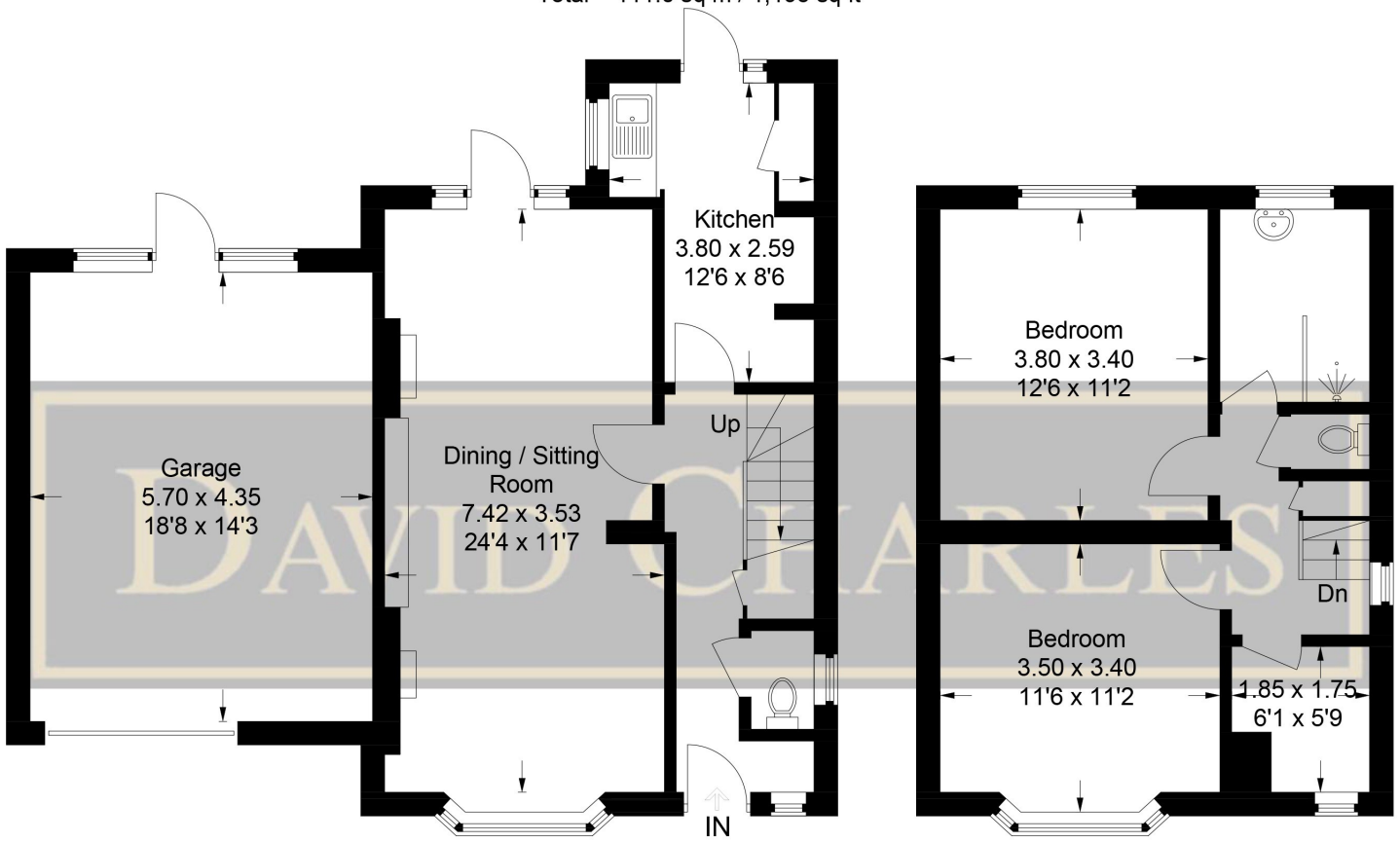
North Harrow Station (Metropolitan Line) - 0.7 Miles
Pinner Station (Metropolitan Line) - 0.8 miles


Babyprints
Pinner London
Zaza
Chin Chin
Eastglade
Moss Ln
Sir Ambrose
Heal Blue Plaque
Wakehams Hill
Wakehams Hill
Church Ln
Tooke's Green
Orvex Locksmith
Pinner station
Grange Gardens
Grange Gardens
Marsh Rd
Cecil Park
Reddiford School
Pinner Bridge Club
Holwell Pl
Eastcote Rd
Grove Ave
Marsh Rd
Cecil Park
Marsh Rd
Pinner Rd
Dynamic Coaching
Woodlands
Pinner Ct
Harrow Fire Station
Pinner Rd
Pinner Rd
George V Ave
BSA AUTOS
A404
Hillview Gardens
Birkdale Ave
Elmcroft Cres
Holmdene
Priory Wy
The Nower Hill Clinic
Awakened Lettings
South Way
Southfield Park
V.B. & SONS


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
19
England & Wales
EU Directive 2002/91/EC

# Capel Gardens

Approximate Gross Internal Area
Ground Floor = 45.3 sq m / 488 sq ft
First Floor = 40.8 sq m / 439 sq ft
Garage = 24.9 sq m / 268 sq ft
Total = 111.0 sq m / 1,195 sq ft




## 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.*