

# DAVID CHARLES

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## OAKHILL AVENUE, PINNER, MIDDLESEX, HA5 3DL



**PRICE....£1,599,500....FREEHOLD**

This five bedroom detached family home (2,358 sq.ft/219.1 sq.m) is located on a premier road within minutes' walk of Pinner Village's shopping facilities, boutiques, restaurants and the Metropolitan line train station. The spacious and versatile family accommodation includes a reception hallway and three further reception rooms, a modern fitted kitchen/breakfast room with granite work surfaces, a utility room and downstairs WC. On the first floor are four double bedrooms (one en-suite), a 9'4 bedroom five/study and a luxuriously fitted family bathroom. Outside the front offers off street parking and the secluded 127' rear garden has a pleasant South Westerly aspect with a large patio, main lawn area with well tended tree, shrub and flower borders. The property is located on a gravelled un adopted road and is offered with no upper chain.

**020 8866 0222**















### **COUNCIL TAX**

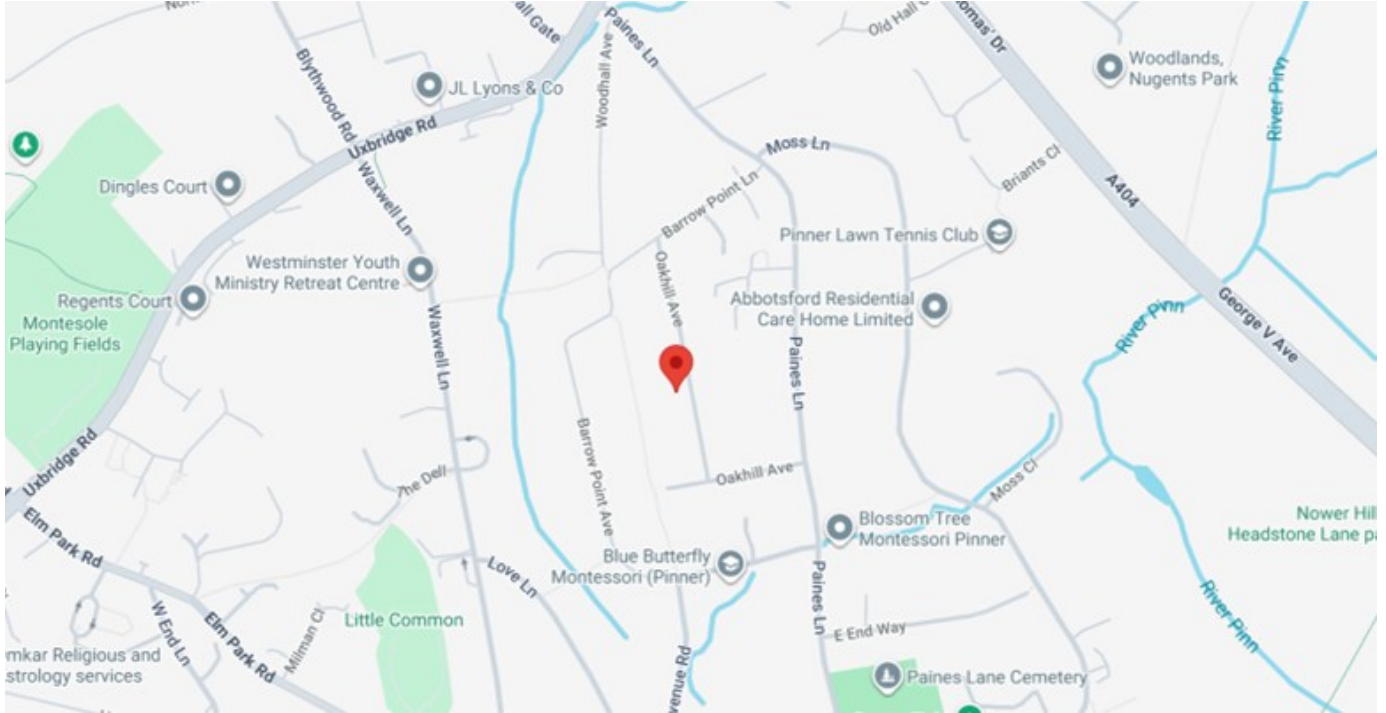
London Borough of Harrow - Band G - £4,185.12

### **LOCAL SCHOOLS**

West Lodge Primary School - 0.6 Miles  
Pinner Wood School - 0.61 Miles (Ofsted Outstanding)  
Nower Hill High School - 0.94 Miles (Ofsted Outstanding)  
Northwood School - 1.08 Miles (Ofsted Outstanding)

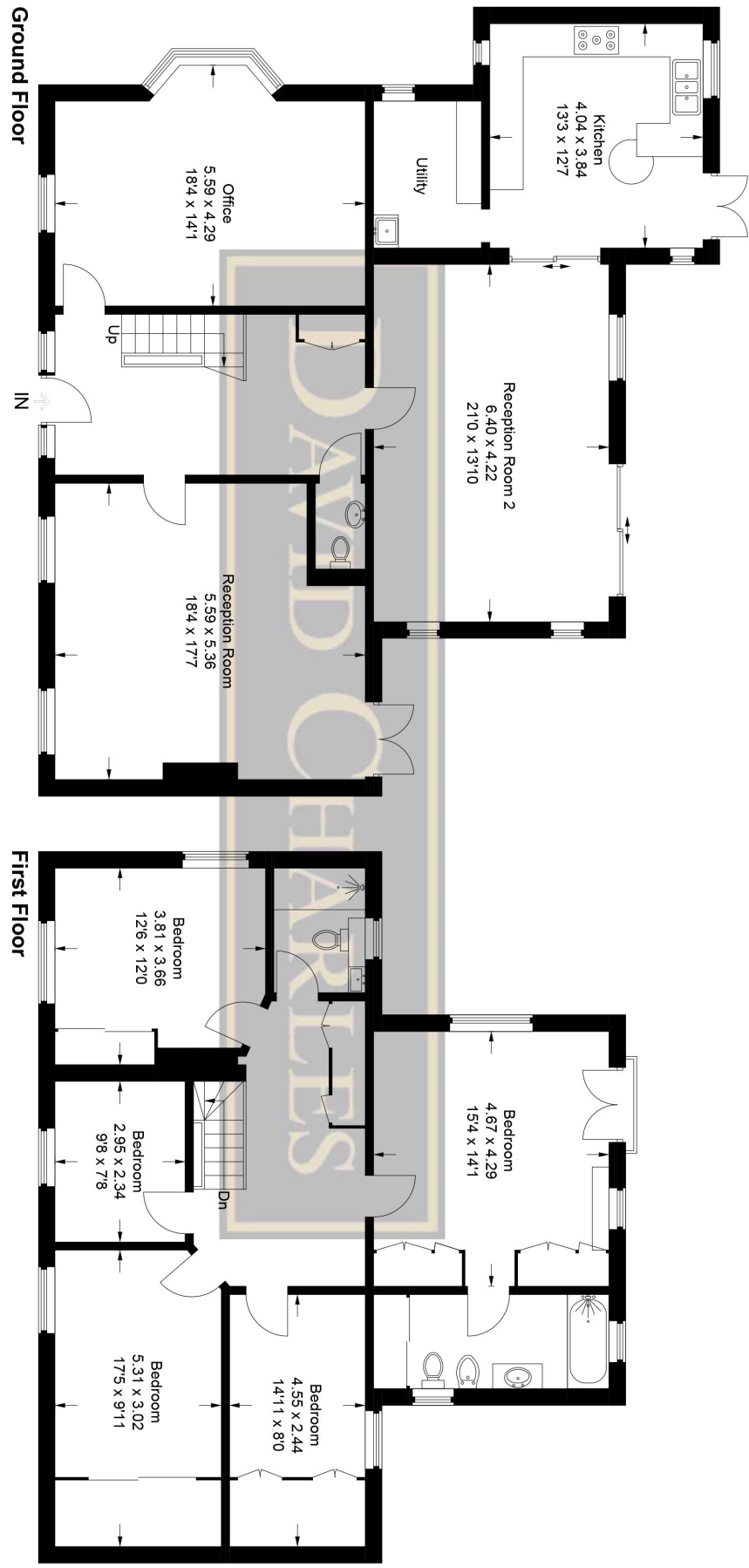
### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.7 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approximate Gross Internal Area  
 Ground Floor = 121.9 sq m / 1,312 sq ft  
 First Floor = 97.2 sq m / 1,046 sq ft  
 Total = 219.1 sq m / 2,358 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.*