DAVID CHARLES

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WEST AVENUE, PINNER, MIDDLESEX, HA5 5BY



PRICE....£899,950….FREEHOLD

This extended four bedroom, two bathroom detached Metropolitan Chalet family house (2,063 sq.ft/191.7 sq.m) is located within the school catchment areas of Cannon Lane Primary School, Longfield Primary School and Pinner High School. Both Pinner and Rayners Lane Town Centres are within easy reach with their array of shops, restaurants, coffee houses, supermarkets and the Metropolitan & Piccadilly Line Tube Stations. The accommodation on the ground floor comprises of an entrance hall, 17'5ft front reception room with a bay window and original Parquet flooring, 14'10ft rear reception room with sliding French door to a 19ft conservatory, 11'11ft fitted kitchen, 17'11ft bedroom four with an en-suite shower room/WC and 13'3ft study. On the first floor there is a 15'11ft bedroom one with a bay window and fitted wardrobes, 13'10ft bedroom two, 14'10ft bedroom three and family bath/shower room/WC. Outside there is a 15'6ft garage own drive with off street parking for one car, and a 60ft x 52ft east backing rear garden with paved patio area leading to lawn with mature shrub and flowering borders.



























COUNCIL TAX

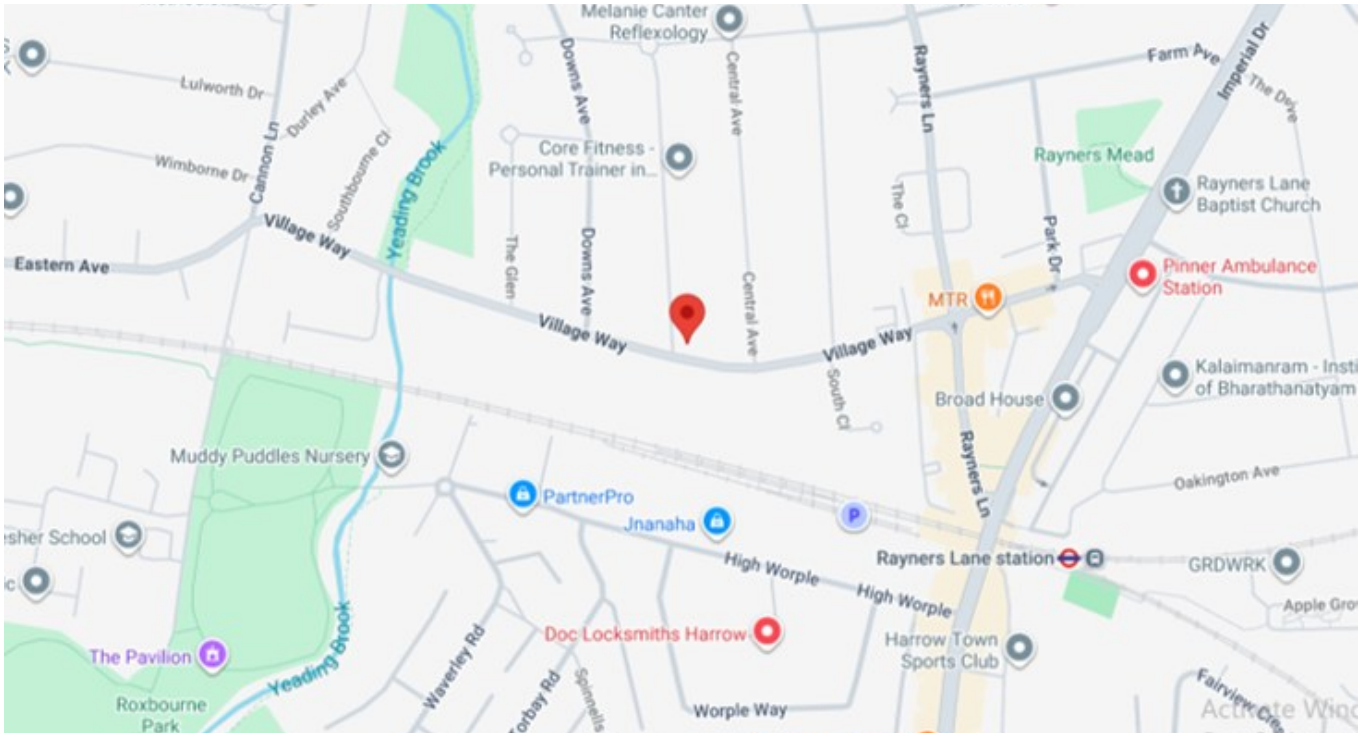
London Borough of Harrow - Band G - £4,185.12

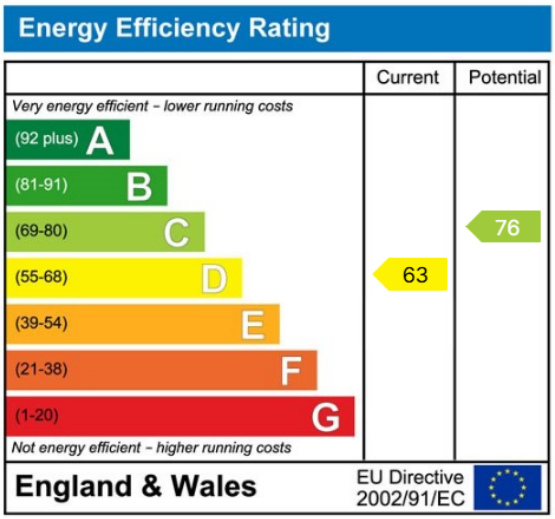
LOCAL SCHOOLS

Buckingham Preparatory School - 0.23 Miles
Longfield Primary School - 0.28 Miles
Pinner High School - 0.52 Miles
Whitmore High School - 1.0 Miles

LOCAL TRANSPORT

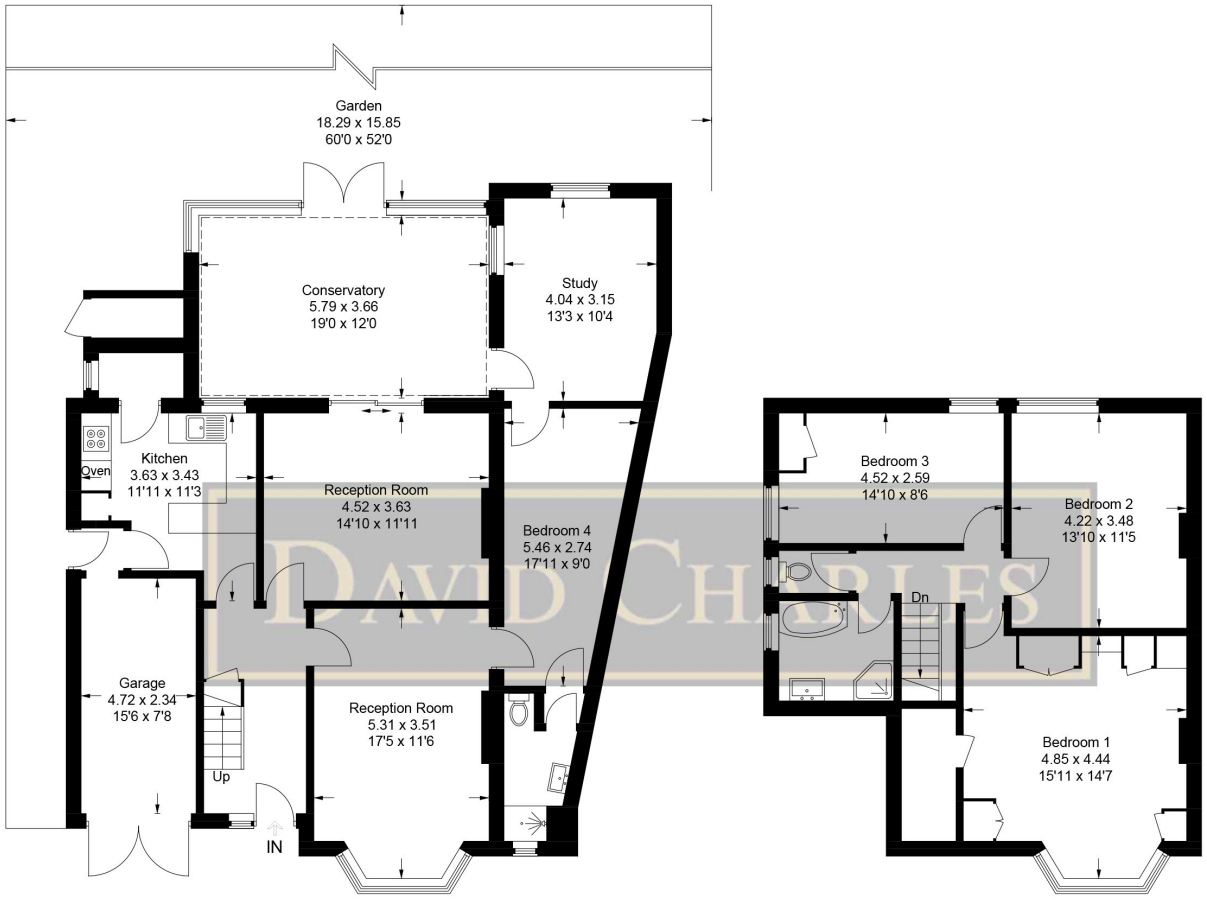
Rayners Lane Station (Metropolitan/Piccadilly Line) - 0.4 Miles
Pinner Station (Metropolitan Line) - 1.3 Miles


Melanie Canter Reflexology
Lulworth Dr
Durley Ave
Cannon Ln
Wimborne Dr
Southbourne Cl
Yeading Brook
Village Way
Eastern Ave
Core Fitness - Personal Trainer in...
Downs Ave
Central Ave
The Glen
Rayners Ln
The Cl
Park Dr
Farm Ave
Imperial Dr
The Drive
Rayners Mead
Rayners Lane Baptist Church
Pinner Ambulance Station
MTR
Broad House
Kalaimanram - Insti of Bharathanatyam
South Cl
Oakington Ave
Muddy Puddles Nursery
PartnerPro
Jnanaha
Rayners Lane station
GRDWRK
High Worple
Apple Gro
Doc Locksmiths Harrow
Harrow Town Sports Club
The Pavilion
Roxbourne Park
Waverley Rd
Worple Way
Fairview Cres


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
76
England & Wales
EU Directive 2002/91/EC

West Avenue

Approximate Gross Internal Area
Ground Floor = 127.4 sq m / 1,371 sq ft
(Including Garage)
First Floor = 64.3 sq m / 692 sq ft
Total = 191.7 sq m / 2,063 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.