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## CUCKOO HILL ROAD, PINNER, MIDDLESEX, HA5 1AU



**PRICE....£1,485,000....FREEHOLD**

Set on the plot of 0.33 of an Acre is this extended four/five bedroom, three bathroom detached family residence (2,419 sq.ft/224.8 sq.m), which is set in this popular but quiet location within the heart of Pinner backing onto the greenbelt of Celandine Rte, giving it a semi rural feel. The school catchment area of West Lodge Primary School is within walking distance, as well as Pinner Memorial Park and Pinner Town Centre with its array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. The accommodation on the ground floor comprises of a spacious entrance hall, 14ft study/bedroom five with a bay window, modern fitted shower room/WC, 17'11ft dual aspect front reception with a feature fireplace and double doors leading to a 28'1ft open plan family room/dining room with two double sliding doors to the garden and opening to the kitchen. There is the advantage of a 29'4ft self contained annex comprising of own front door leading to a hallway, modern fitted shower room/WC and spacious open plan sitting room/bedroom and kitchen area. On the mezzanine level there is a separate WC. On the first floor there are four bedrooms and a modern fitted shower/WC. Outside there is an own brick paved drive with mature Redwood trees and parking for four to five cars, and fabulous 223ft landscaped south west backing rear garden which is mainly laid to lawn, mature tree, shrub and flower borders. The property benefits from further potential to extend (subject to planning permission) for any growing family to commence their new family chapter.

**020 8866 0222**













## COUNCIL TAX

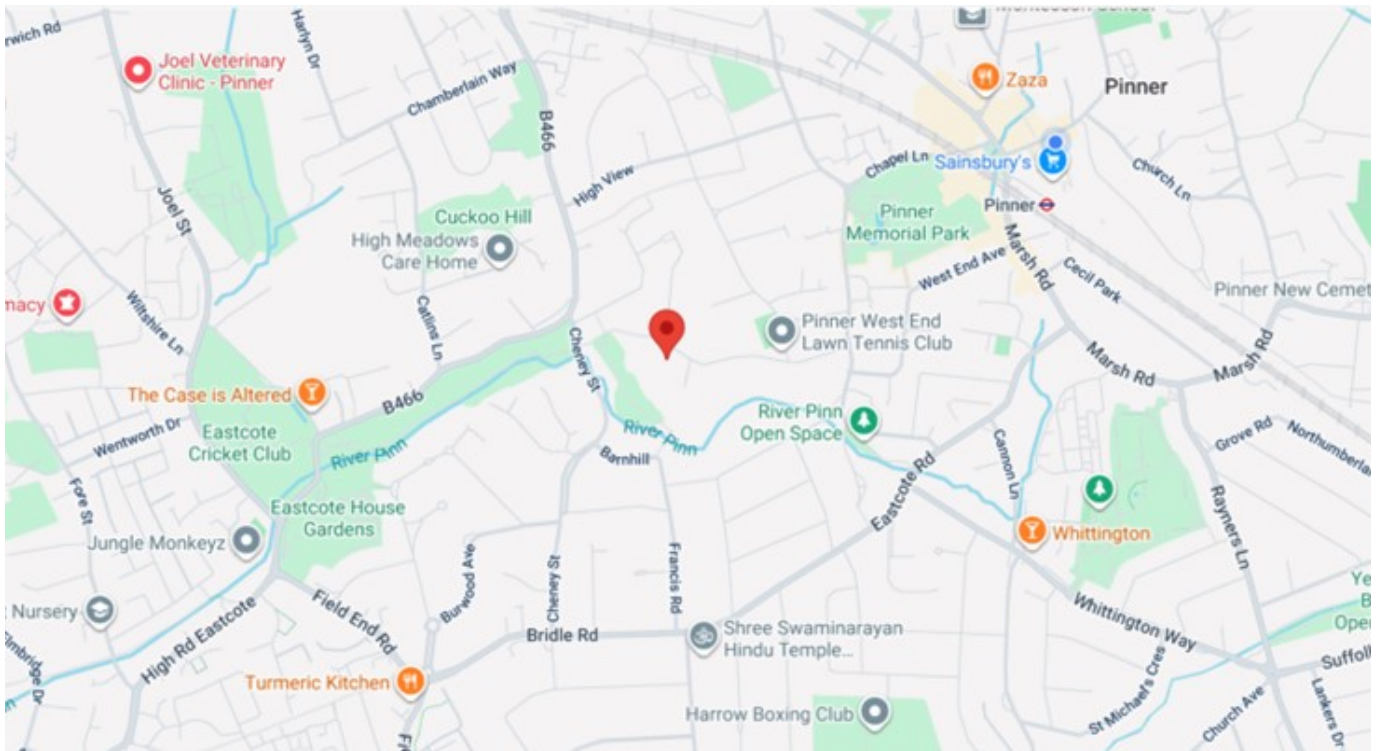
London Borough of Harrow - Band G - £3,993.10

## LOCAL SCHOOLS

West Lodge Primary School - 0.27 Miles  
Harlyn Primary School - 0.57 Miles  
Pinner High School - 0.77 Miles (Ofsted Outstanding)  
Haydon School - 0.94 Miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 Miles



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient – lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 79        |
| (55-68) <b>D</b>                            | 66                         |           |
| (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<br>2002/91/EC |           |

## Cuckoo Hill Road

Approximate Gross Internal Area

Ground Floor = 153.5 sq m / 1,652 sq ft

First Floor = 71.3 sq m / 767 sq ft

Total = 224.8 sq m / 2,419 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.*