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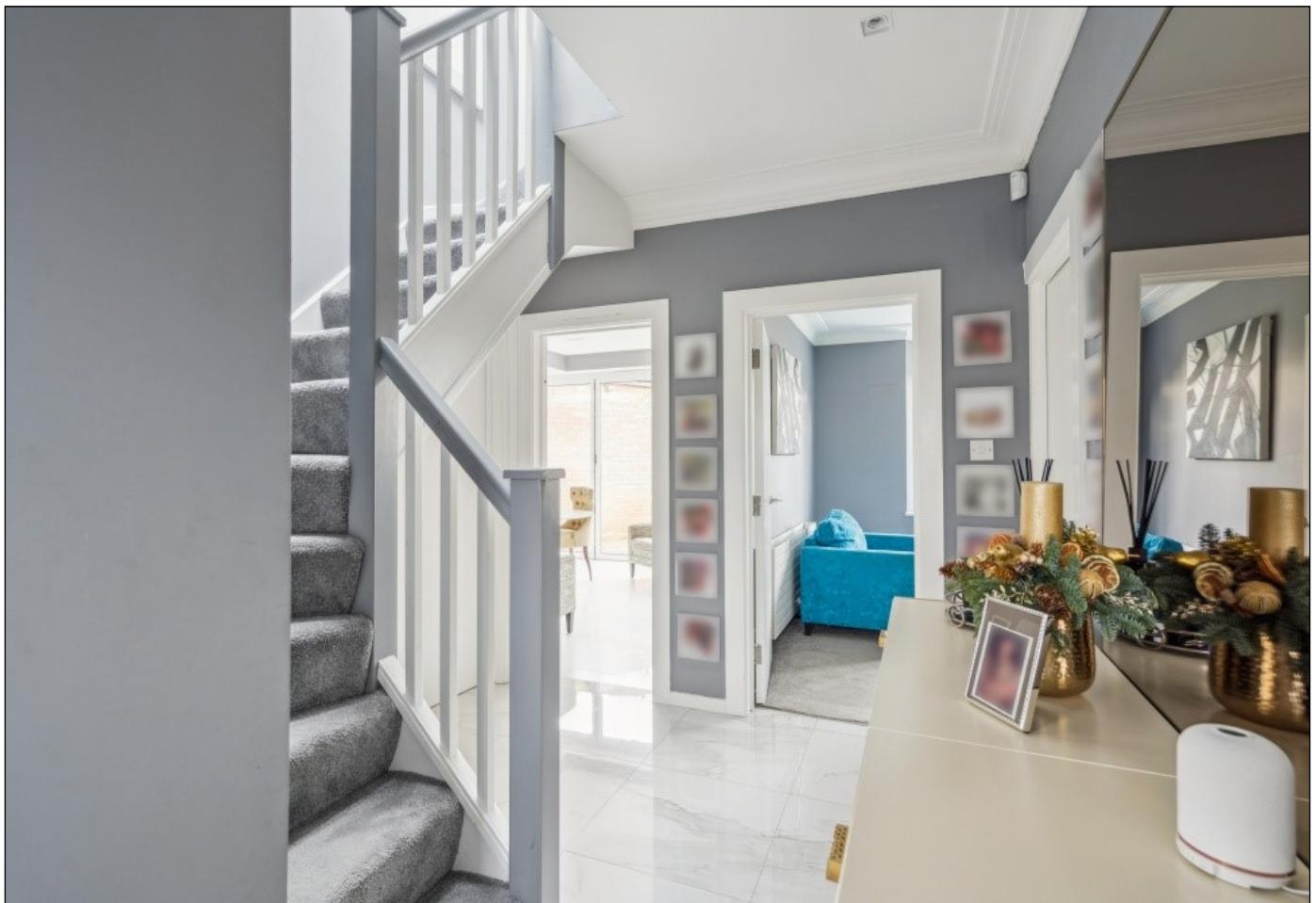
COMPTON RISE, PINNER, MIDDLESEX, HA5 5HS



PRICE....£925,000....FREEHOLD

This extended and well presented four double bedroom, two bathroom semi detached chalet bungalow (1559 sq. ft/ 144.8 sq. m) has been updated to a high standard by the current owners. It is in a desirable location within the school catchment area of Cannon Lane and Longfield Primary Schools and Nower Hill and Pinner High Schools. Pinner Village is also within a short walk with its array of shops, restaurants, coffee shops, supermarkets and the Metropolitan Line Tube Station. The accommodation on the ground floor comprises of an entrance hall, living room and a large open plan kitchen/dining room with exposed brick feature wall, Bi-fold doors and a separate utility room. The main bedroom has an oriel bay window and fitted wardrobes with mirrored doors and there is a second double bedroom and a luxury fitted shower room. On the first floor there are two further double bedrooms with fitted wardrobes, Juliet balconies and air conditioning and a separate family bathroom. Outside there is off street parking for two to three cars, and a 53' rear garden with a decked patio area leading to the lawn with shrub borders and a storage shed.

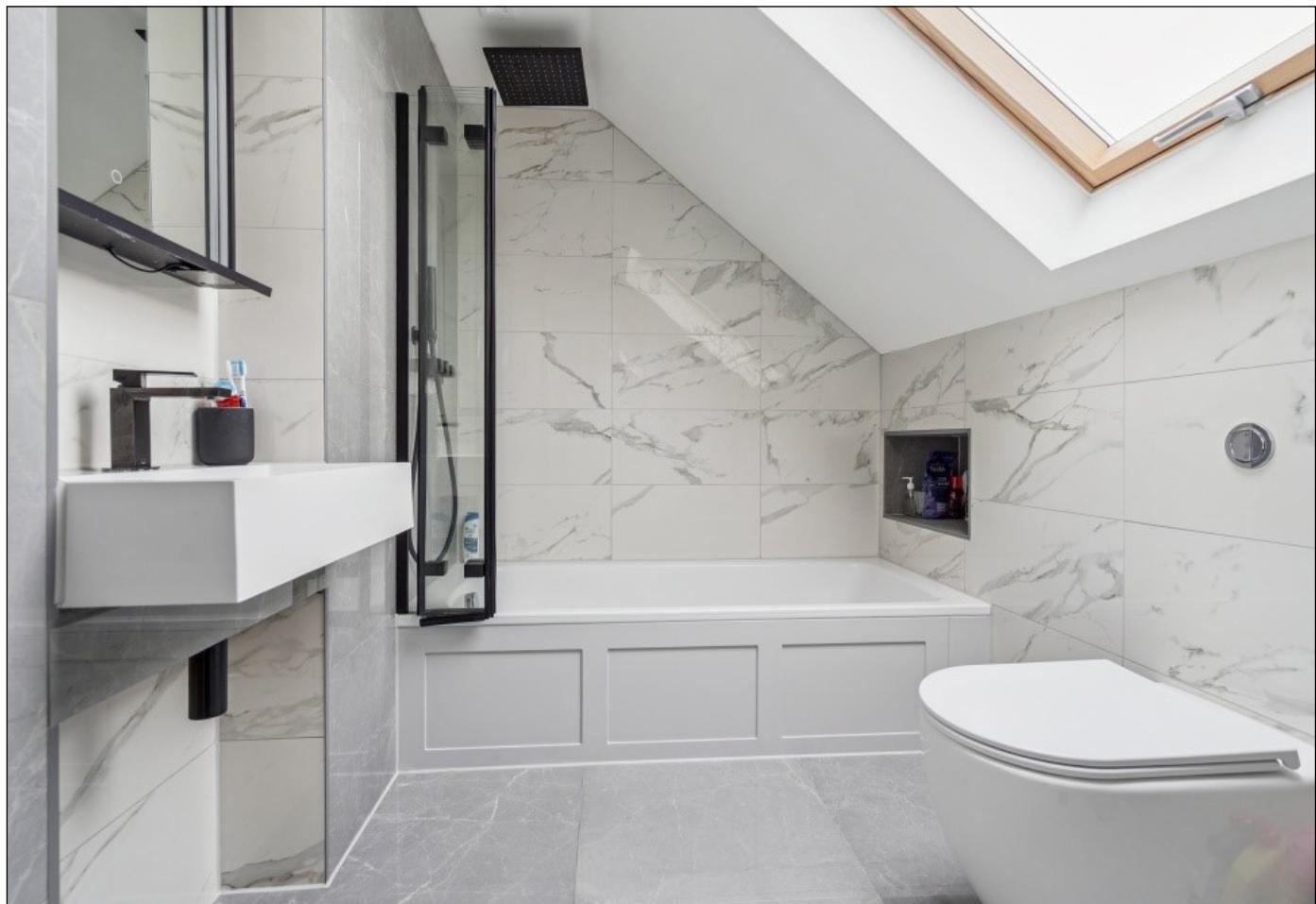
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COUNCIL TAX

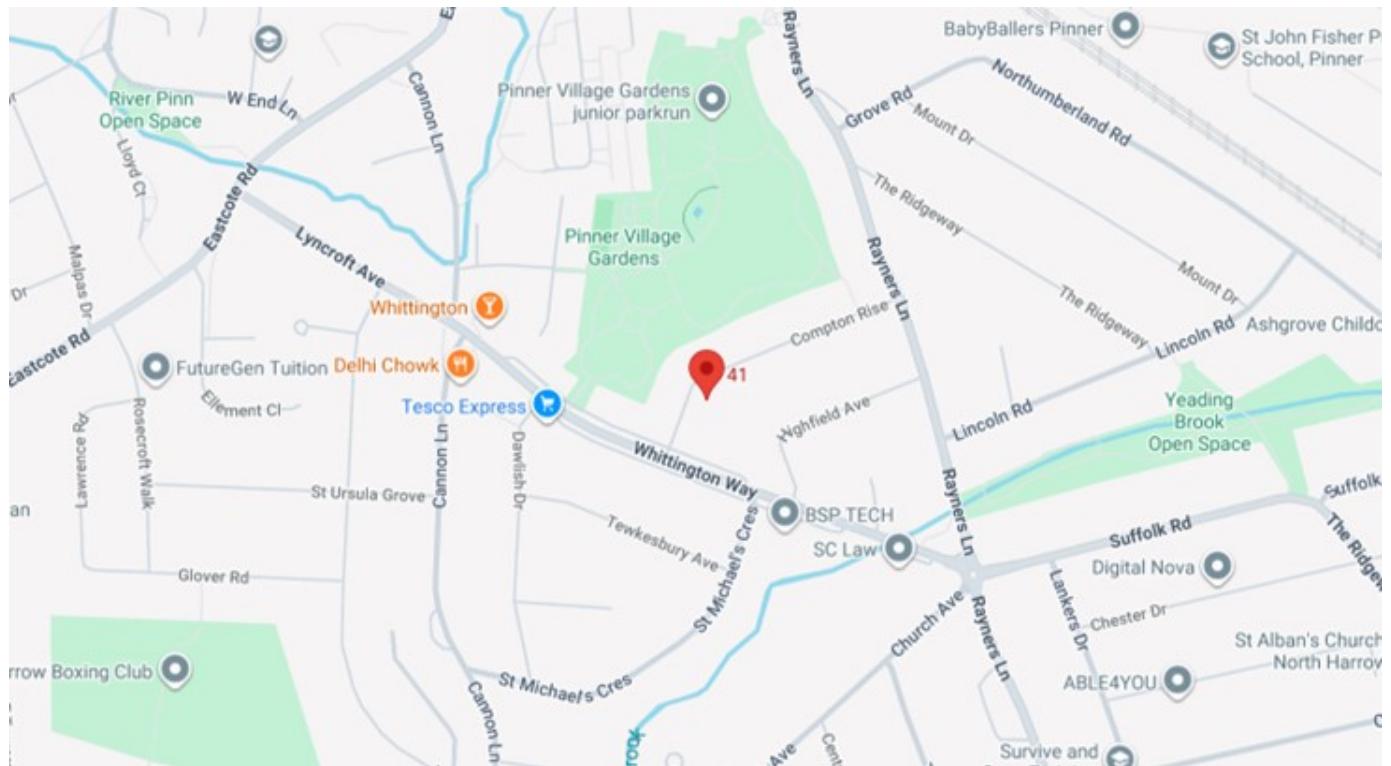
London Borough of Harrow Council - Band E - £2,928.27

LOCAL SCHOOLS

Reddiford School - 0.35 miles
St John Fisher Catholic Primary School - 0.42 miles
Pinner High School - 0.58 miles
Nower Hill High School - 0.68 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.8 miles
North Harrow Station (Metropolitan Line) - 0.9 miles



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) 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 | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |

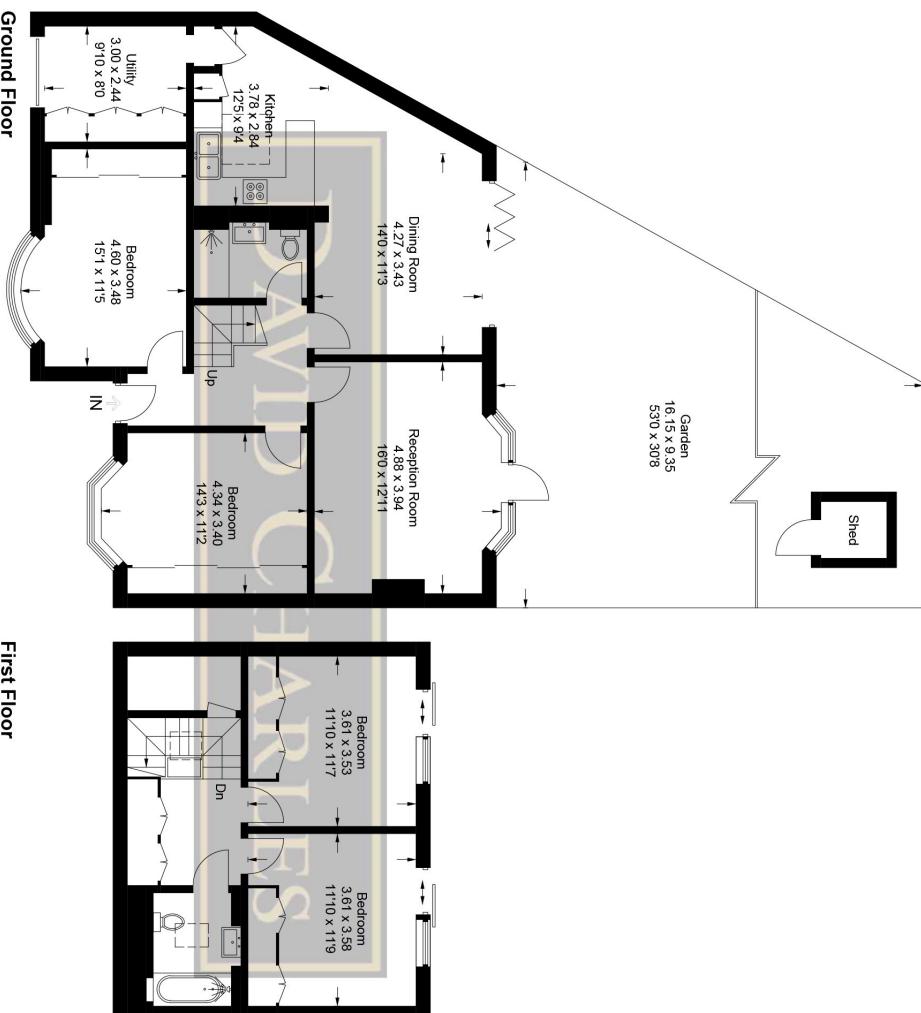
Compton Rise

Approximate Gross Internal Area (Excluding Shed)

Ground Floor = 99.4 sq m / 1,070 sq ft

First Floor = 45.4 sq m / 489 sq ft

Total = 144.8 sq m / 1,559 sq ft



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.