

# DAVID CHARLES

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## LADBROOK CLOSE, PINNER, MIDDLESEX, HA5 5LB



**PRICE....£625,000....FREEHOLD**

This well presented two double bedroom, two bathroom chalet bungalow (1329 sq.ft/123.5 sq.m) is decorated in soft pastel shades with the accommodation laid out for contemporary living. There is a 31' double reception room with a living and dining area and an 'eat in' kitchen with central workstation. It has a ground floor bedroom and bathroom while the first floor benefits from a further double bedroom with en-suite shower room. Outside the deep frontage allows for off street parking for three cars leading to a single garage. The rear 'English cottage style' garden is well secluded and has a pleasant southerly aspect. The property is located within a short walk of Pinner Village Gardens and one mile to the town centre with its shopping and transport facilities. Offered with vacant possession.

**020 8866 0222**

























### **COUNCIL TAX**

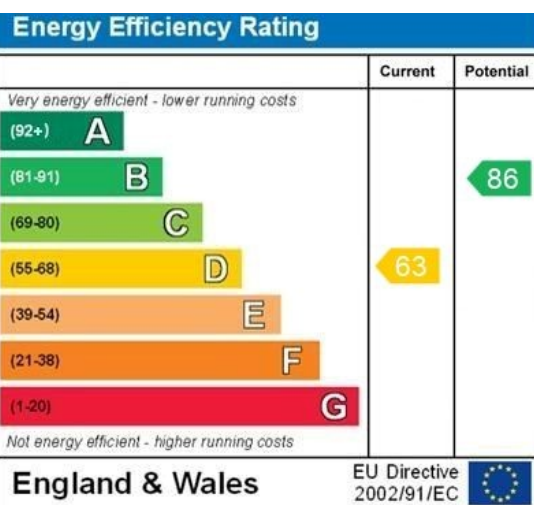
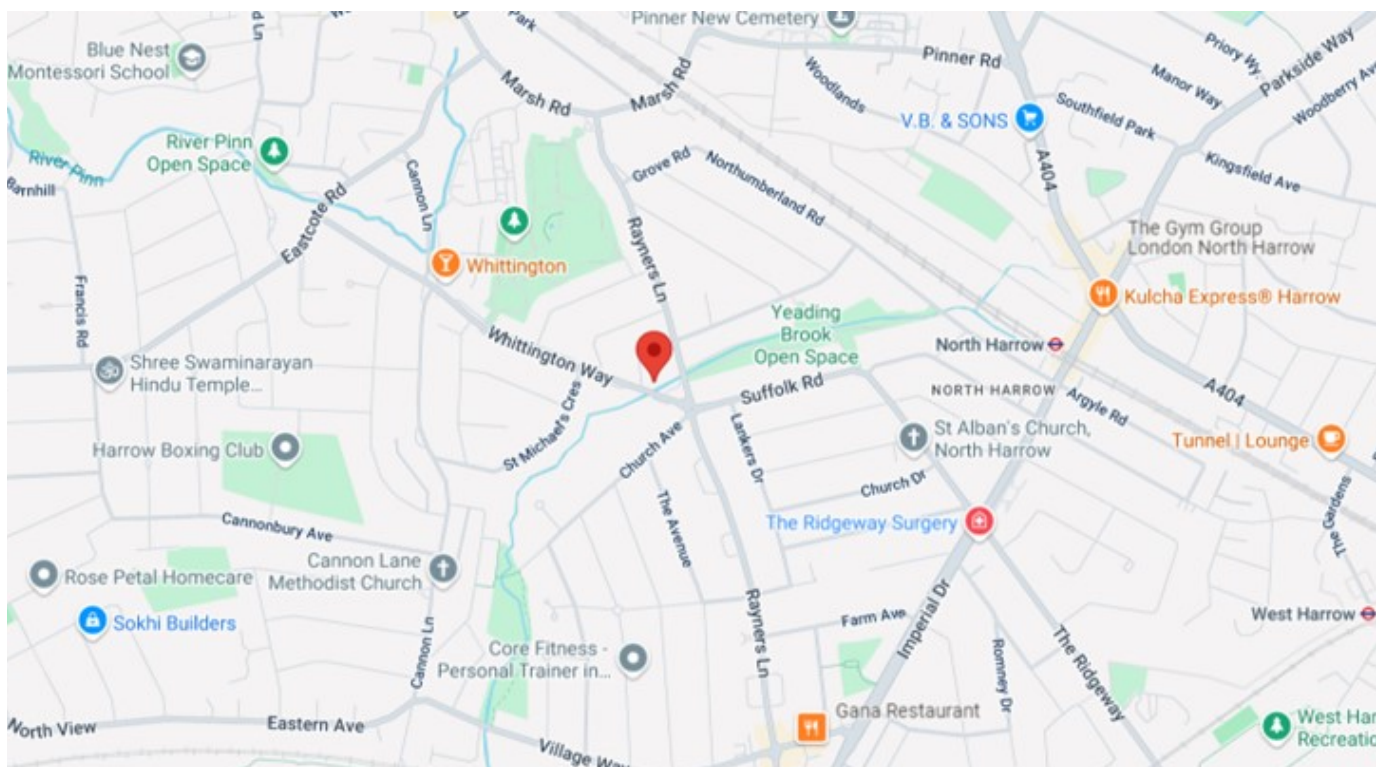
London Borough of Harrow - Band E - £2,928.27

### **LOCAL SCHOOLS**

Longfield Primary School - 0.34 Miles  
St John Fisher Catholic Primary School - 0.41 Miles  
Pinner High School - 0.63 Miles  
Nower Hill High School - 0.64 Miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 1.0 miles



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## Ladbroke Close

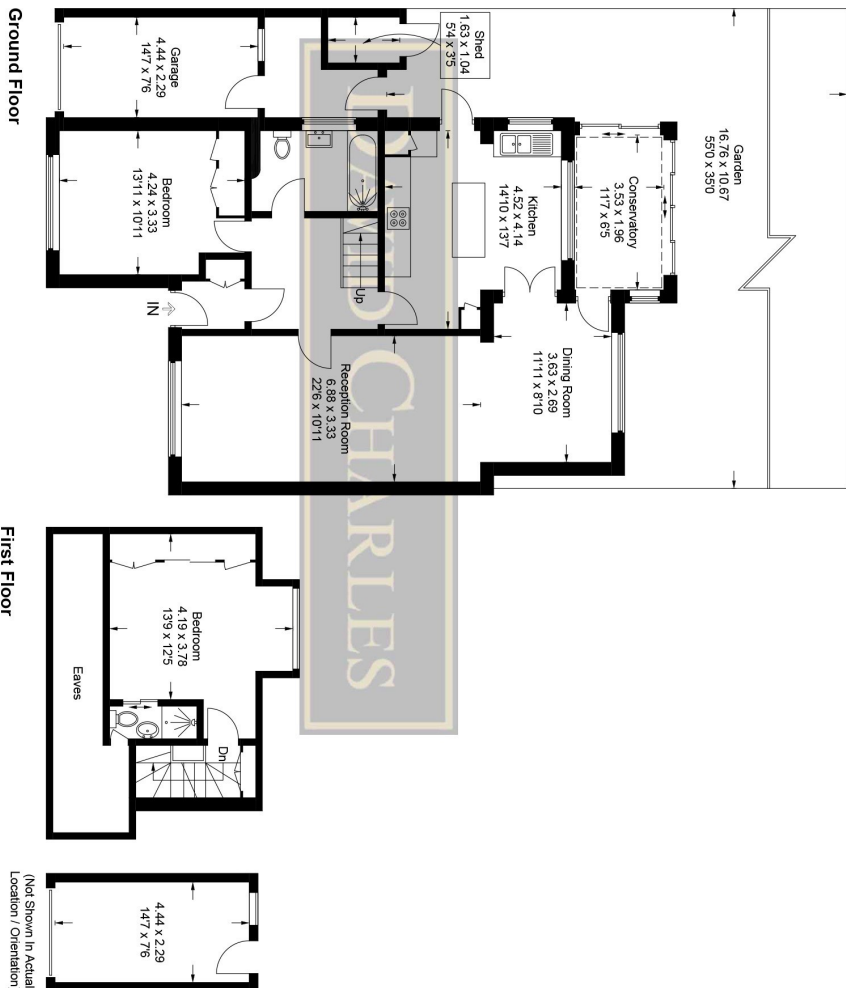
Approximate Gross Internal Area

Ground Floor = 92.3 sq m / 993 sq ft

First Floor = 31.2 sq m / 336 sq ft

Outbuildings = 27.3 sq m / 294 sq ft

Total = 150.8 sq m / 1,623 sq ft  
(Including Eaves)



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.*