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CATLINS LANE, PINNER, MIDDLESEX, HA5 2HE



PRICE….£1,225,000….FREEHOLD

This charming four bedroom Galley house (1830 sq ft/170 sq m, including garage) was built on the site of St Catherine's Farm barn in the 1960's. It is located on an attractive tree lined lane offering a selection of unique houses within easy reach of Pinner and Eastcote town centres. The accommodation includes a 25' living room with a feature fireplace and glazed patio doors offering attractive views of the garden. There is a separate dining room, a kitchen/breakfast room and guest cloakroom. The principle bedroom benefits from an en-suite bath/shower room, there are two further double bedrooms, a 10' fourth bedroom and a second bathroom. Outside the front is secluded from the road with mature conifers and has off street parking leading to a double length garage. The 110' rear garden has a patio and large lawn area, a greenhouse, and a selection of fruit trees. There is excellent scope for a large extension subject to planning permission.








HOOVER



















COUNCIL TAX

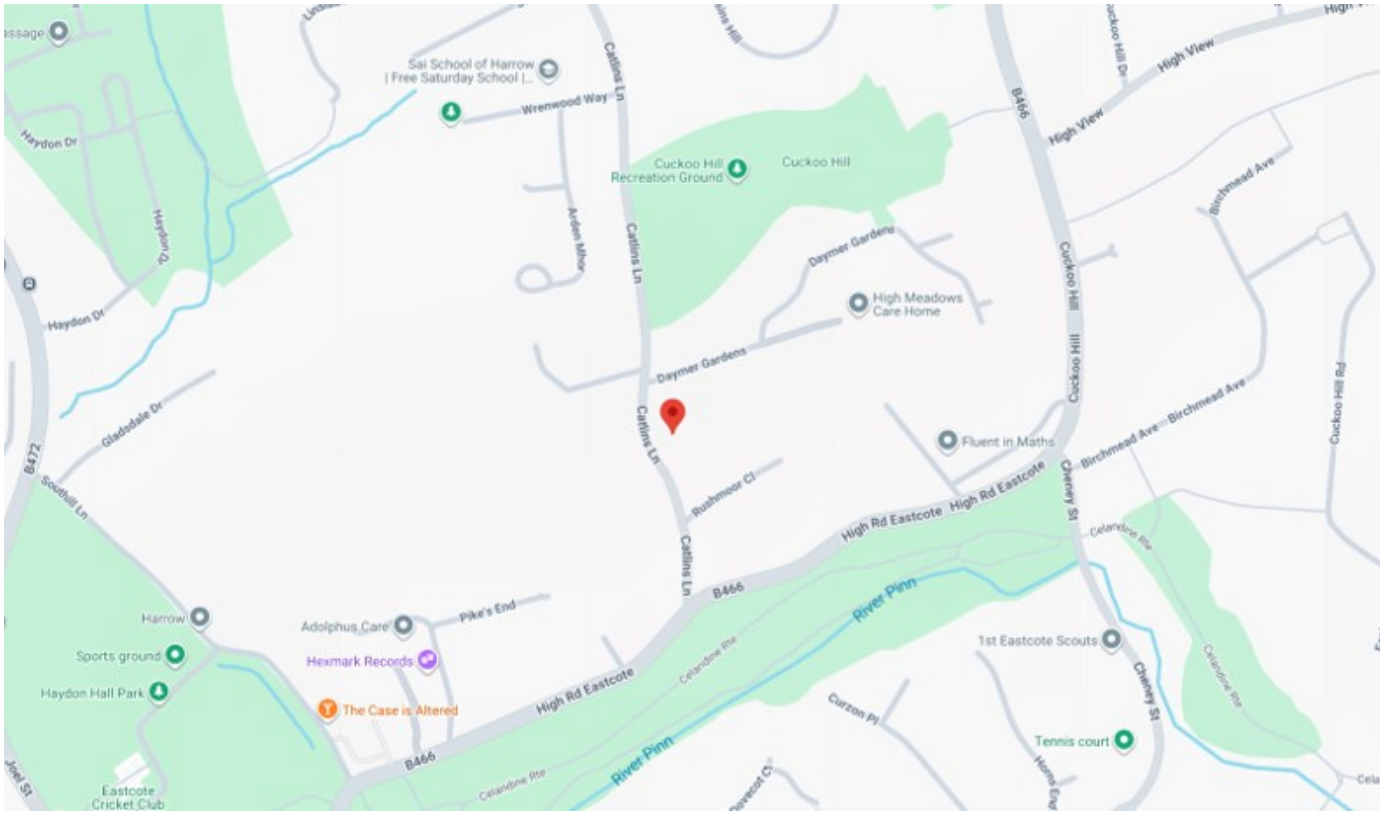
London Borough of Hillingdon - Band G - £3,409.10

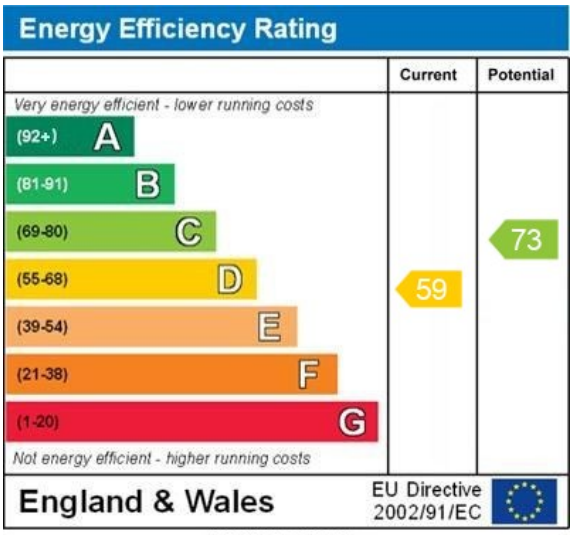
LOCAL SCHOOLS

Harlyn Primary School - 0.38 Miles
West Lodge Primary School - 0.55 Miles
Haydon School - 0.63 Miles
Northwood School - 0.82 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 1.1 Miles

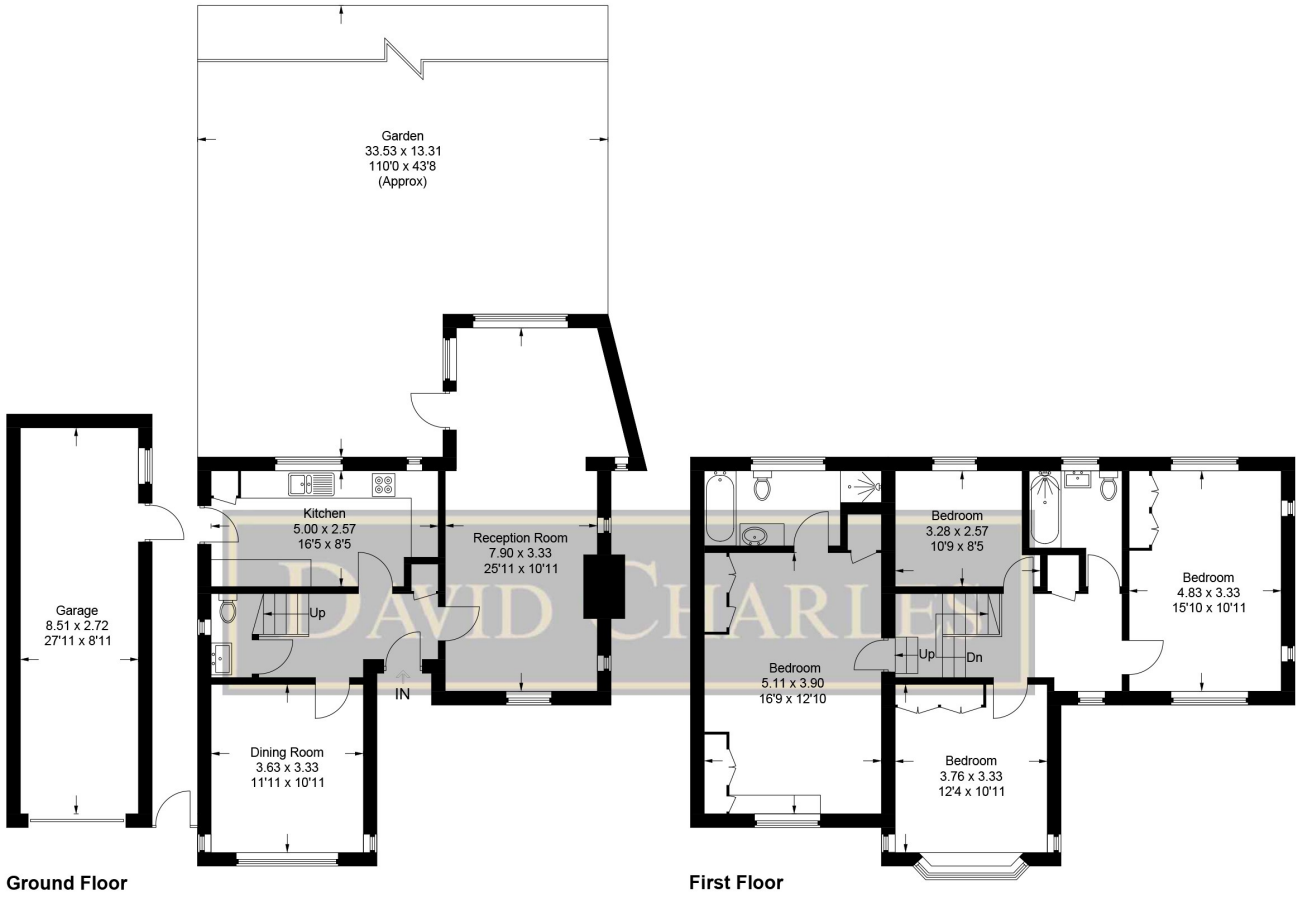




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The Ramblers

Approximate Gross Internal Area
Ground Floor = 63.0 sq m / 678 sq ft
(Excluding Garage)
First Floor = 84.8 sq m / 913 sq ft
Garage = 22.2 sq m / 239 sq ft
Total = 170.0 sq m / 1830 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.