DAVID CHARLES

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LYNDHURST AVENUE, PINNER, MIDDLESEX, HA5 3XA

PRICE…. £645,000….FREEHOLD

This bright and well presented three bedroom semi detached family house (956 sq.ft/88.8 sq.m) is located within the outstanding school catchment areas of both Pinner Wood Primary School and Northwood School. Both Pinner and Northwood Town Centres are within easy reach with their array of shops, restaurants, coffee houses, supermarkets, and the Metropolitan Line Tube Stations. The accommodation on the ground floor comprises of an entrance hall with wooden flooring, 15'11ft dual aspect reception room, 16'8ft kitchen/breakfast room, and an 8'11ft conservatory. On the first floor there is a 10'11ft bedroom one, 10'3ft bedroom two, a further single bedroom three, and a luxury fitted family bathroom. Outside there is a 16'2ft garage own drive with off street parking for two to three cars, and an approximate 75ft south backing rear garden which is mainly laid to lawn with shrub and flower borders. The property benefits from current planning permission to extend the property on the ground floor for a front porch, single storey front, side and rear extension with further potential to second floor double storey and the loft (subject to planning permissions).

020 8866 0222

COUNCIL TAX

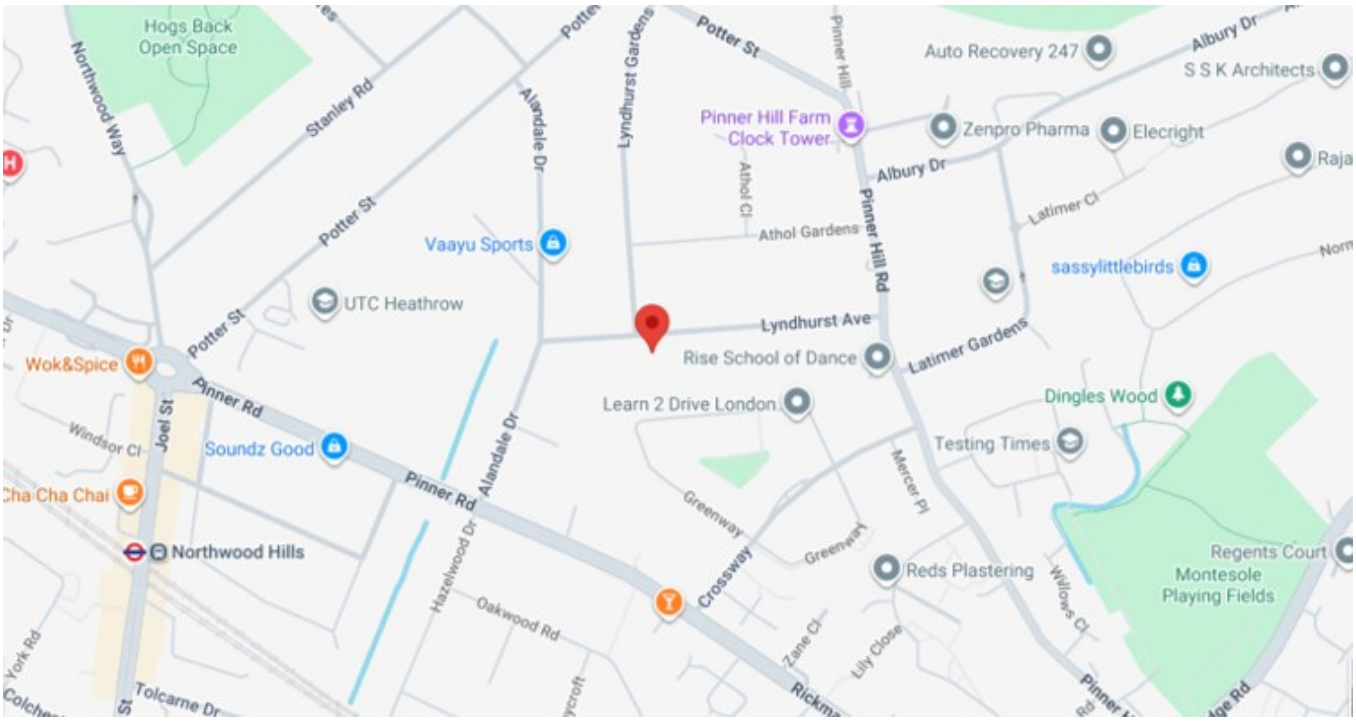
London Borough of Harrow - Band E - £3,069.09

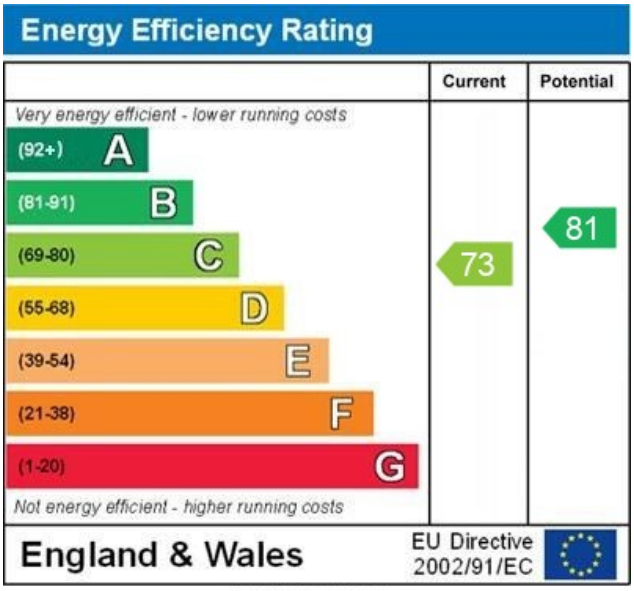
LOCAL SCHOOLS

Pinner Wood School - 0.26 miles
Harlyn Primary School - 0.45 miles
Hillside Infant and Junior School - 0.53 miles
Northwood High School - 0.26 miles
Haydon High School - 0.75 miles

LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.6 miles
Pinner Station (Metropolitan Line) - 1.2 miles





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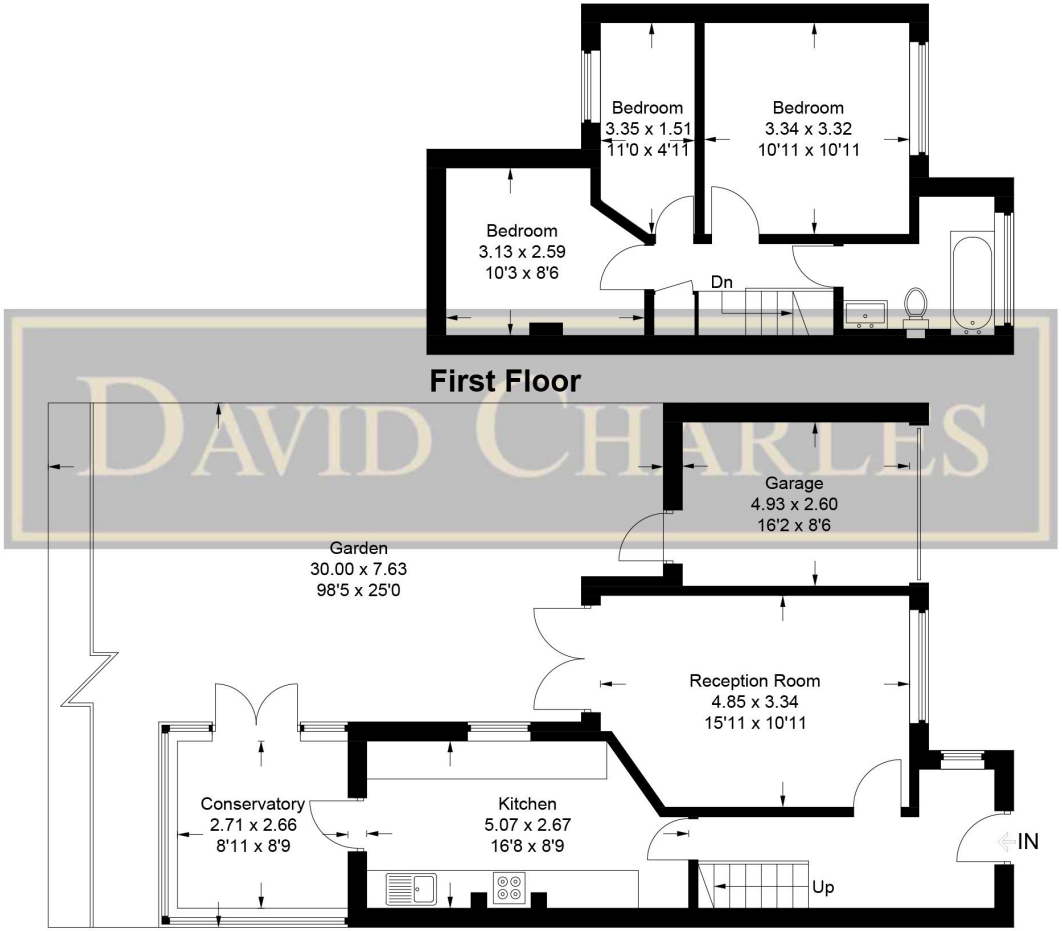
Lyndhurst Avenue, HA5 3XA

Approximate Gross Internal Area
Ground Floor = 45.6 sq m / 491 sq ft
First Floor = 33.7 sq m / 363 sq ft
Garage = 9.5 sq m / 102 sq ft
Total = 88.8 sq m / 956 sq ft



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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.