

# DAVID CHARLES

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## SWEETMANS AVENUE, PINNER, MIDDLESEX, HA5 3NS



**PRICE....£1,200,000....FREEHOLD**

This four bedroom, two bathroom detached family house (1,558 sq.ft/144.7 sq.m) is set on a plot size of 0.22 acres, and is situated in this quiet private gravelled turning off West End Lane, within walking distance to Pinner Town Centre with its array of shops, restaurants, coffee houses, supermarkets, Pinner Recreational Ground, Pinner Memorial Park and the Metropolitan Line Tube Station. West Lodge Primary School is also within the catchment area. The accommodation comprises of entrance hall, guest WC, triple aspect living room, 17'7ft dining room, 16ft eat in kitchen with a utility room. On the first floor there is a 16ft bedroom one with fitted wardrobes and an en-suite shower room/WC, 17'3ft bedroom two, two further bedrooms and a family bathroom/WC. Outside there is a 17ft double width garage approached via own driveway providing off street parking for three to four cars and approximate 110ft rear garden which is mainly laid to lawn with mature trees, shrubs and flower borders. The property benefits from being sold chain free and potential to extend for any growing family (subject to planning permissions).

**020 8866 0222**













### **COUNCIL TAX**

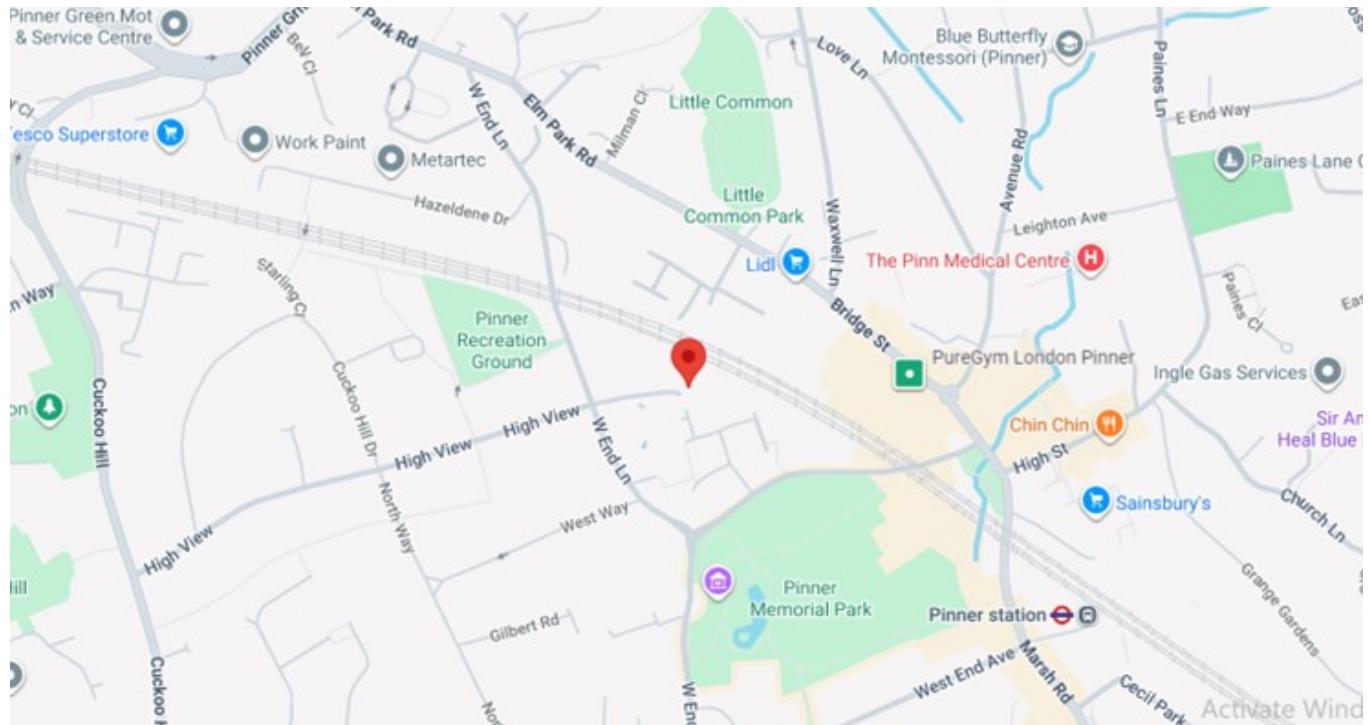
London Borough of Harrow - Band F - £3,460.69

### **LOCAL SCHOOLS**

West Lodge Primary School - 0.19 Miles  
Reddiford School - 0.48 Miles  
Nower Hill High School - 0.97 Miles  
Northwood School - 0.99 Miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.5 Miles

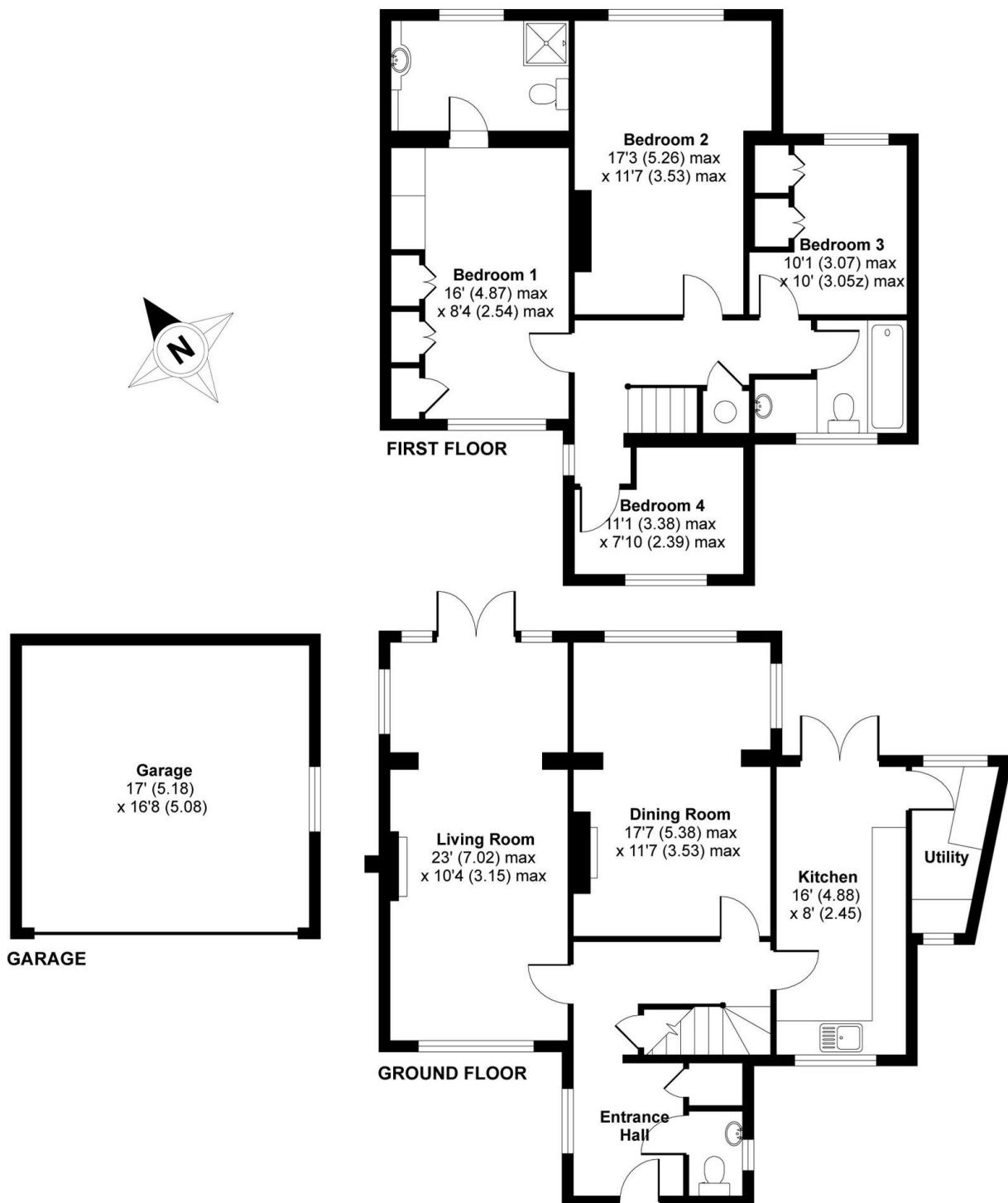


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Sweetmans Avenue, Pinner, Middlesex HA5 3NS

APPROX. GROSS INTERNAL FLOOR AREA 1558 SQFT / 144.7 SQM  
(Excludes Detached Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by David Charles Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

Produced for David Charles Estate Agents

**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.*