

# DAVID CHARLES

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## CORNWALL ROAD, HARROW, MIDDLESEX, HA1 4ND



**PRICE....£600,000....FREEHOLD**

This well presented three bedroom end of terrace house (1220 sq.ft/113.4 sq.m) is conveniently located within half a mile of West Harrow and North Harrow shopping facilities and Metropolitan Line Stations. Vaughan Primary School (Ofsted Outstanding) is also within a quarter of a mile. The property is fully double glazed and includes two reception rooms with feature fireplaces and an attractive conservatory, filling the area with natural light. There are two double bedrooms, a 14' bedroom three and a contemporary shower room. Outside the 70' rear garden is paved for minimal maintenance and has a fish pond, shrub borders and a storage shed. Offered with no upper chain.

**020 8866 0222**





















### **COUNCIL TAX**

London Borough of Harrow - Band D - £1962.36

### **LOCAL SCHOOLS**

Vaughan Primary School - 0.24 miles

Norbury School - 0.56 miles

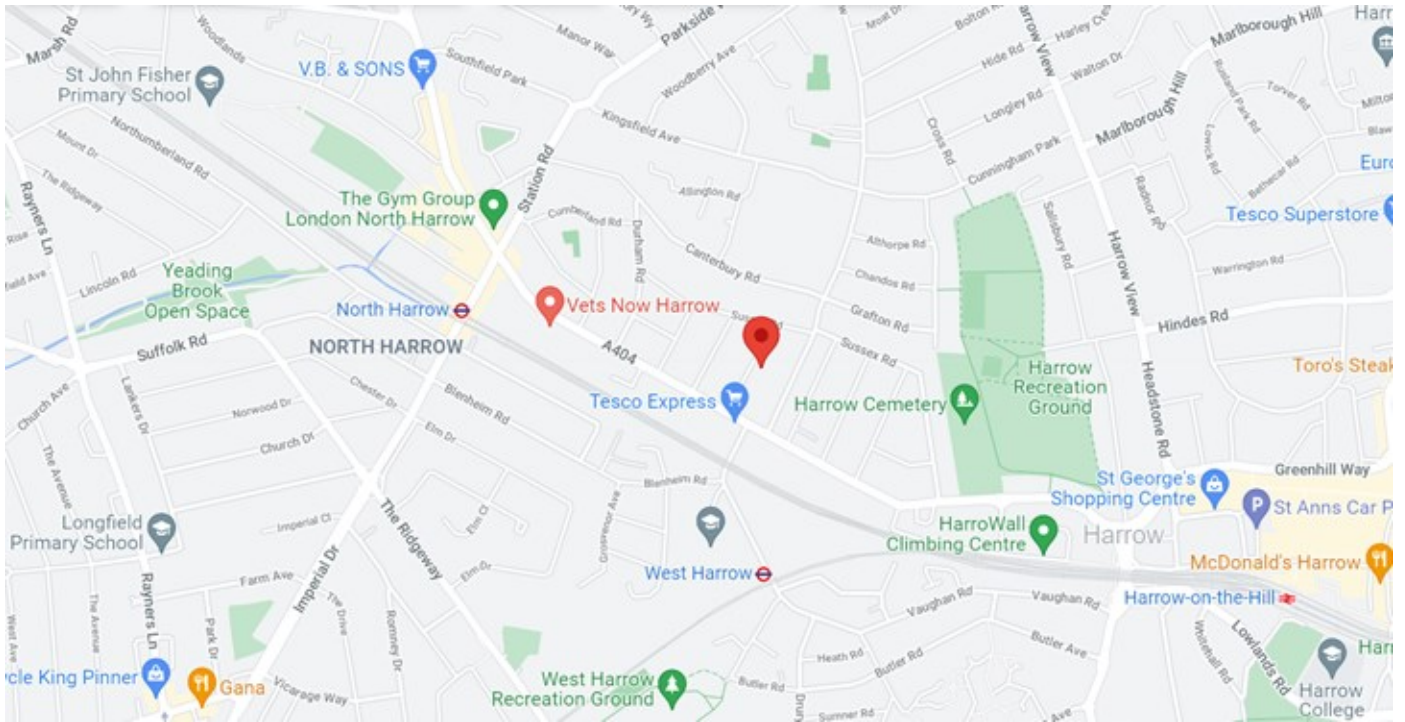
Whitmore High School - 0.7 miles

Nower Hill High School - 0.73 miles

### **LOCAL TRANSPORT**

West Harrow Station (Metropolitan Line) - 0.4 miles

North Harrow Station (Metropolitan Line) - 0.6 miles



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

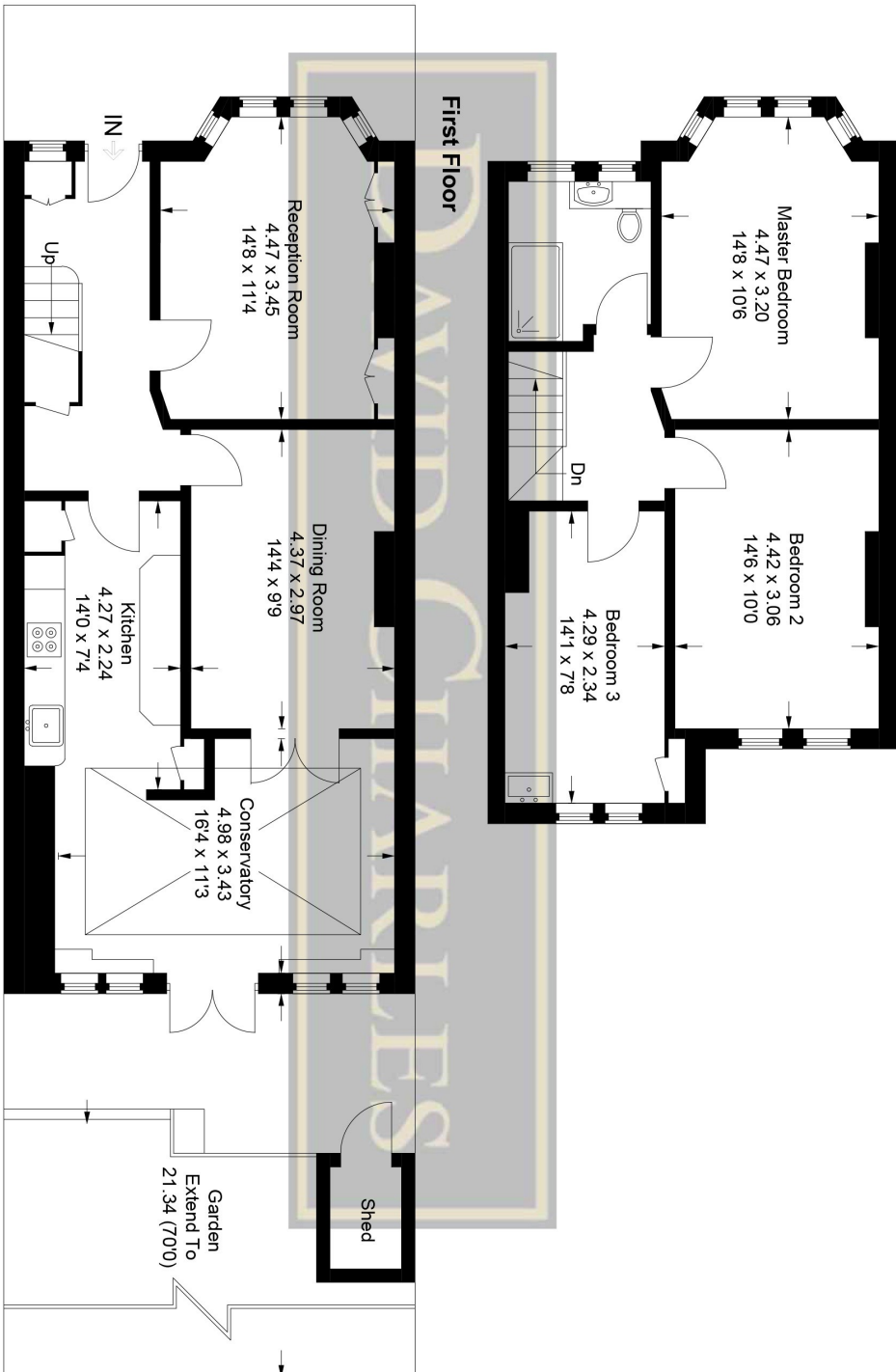
# Cornwall Road

Approximate Gross Internal Area

Ground Floor = 64.6 sq m / 695 sq ft

First Floor = 48.8 sq m / 525 sq ft

Total = 113.4 sq m / 1,220 sq ft (Excluding Shed)



## Ground 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.*