

DAVID CHARLES

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EAST END WAY, PINNER VILLAGE, MIDDLESEX, HA5 3BS



GUIDE PRICE....£1,700,000....FREEHOLD

A property of this character on a substantial plot on a private road, rarely comes to the market. This double fronted house (currently 2500 Sq Ft) is set on 100' wide plot with a 100' secluded rear garden. It is on a private gravel no through road within a half a mile of the village centre with its boutique shops, restaurants, supermarkets, and the Met. Line train station (Baker Street 25 minutes). There is currently also a separate studio annex with a living/sleeping area, kitchen, and bathroom. There is excellent potential for a substantial side and rear extension, making the house future proof for the growing family and multiple generation living. The accommodation includes a 22' living room, a separate dining room and an 'eat in' kitchen. There are four double bedrooms and a bathroom with separate WC on the first floor. Outside there is a garage with own drive and a carport, with parking for four cars. The substantial rear garden has two lawn areas, a summer house and a storage shed, and is surrounded by mature hedge and tree borders.

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COUNCIL TAX

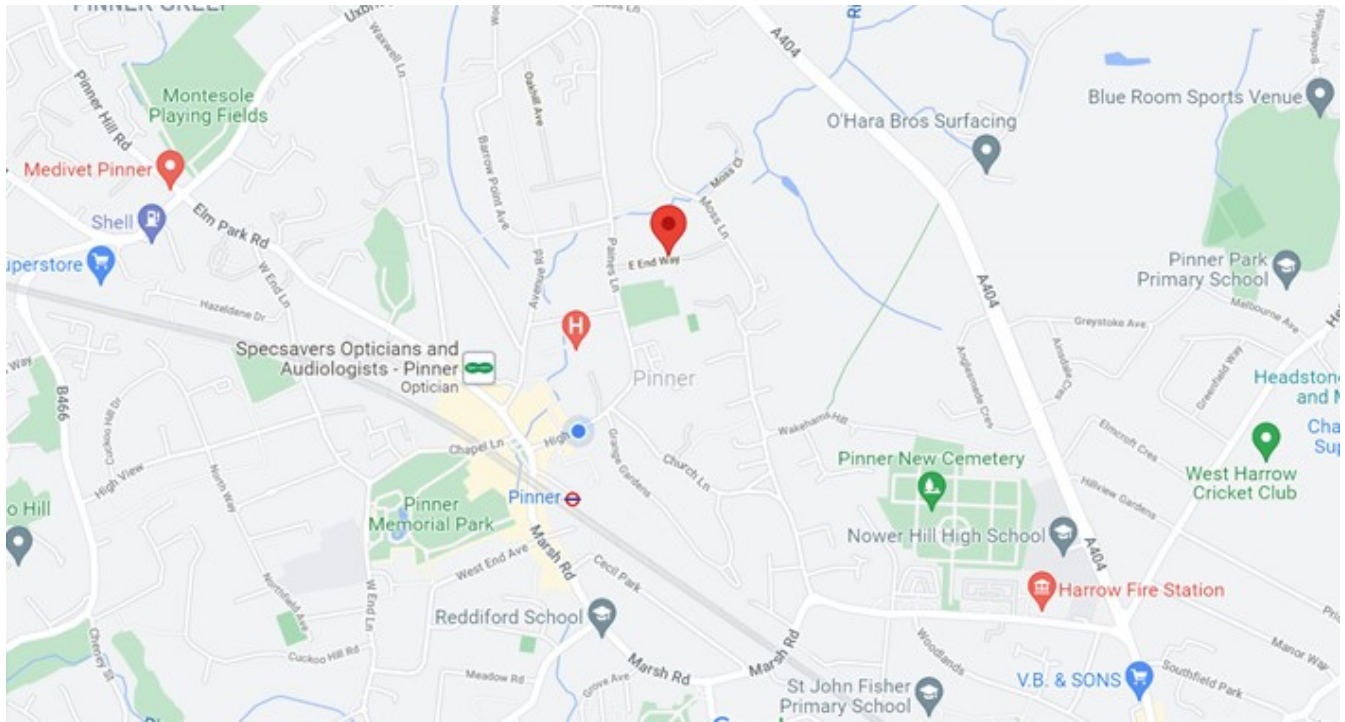
London Borough of Harrow - Band H - £3,924.72

LOCAL SCHOOLS

West Lodge Primary School - 0.61 miles
St. John Fisher Catholic Primary School - 0.71 miles
Nower Hill High School - 0.69 miles
Hatch End High School - 1.06 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.5 miles
Hatch End Station - 1.3 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The White Cottage

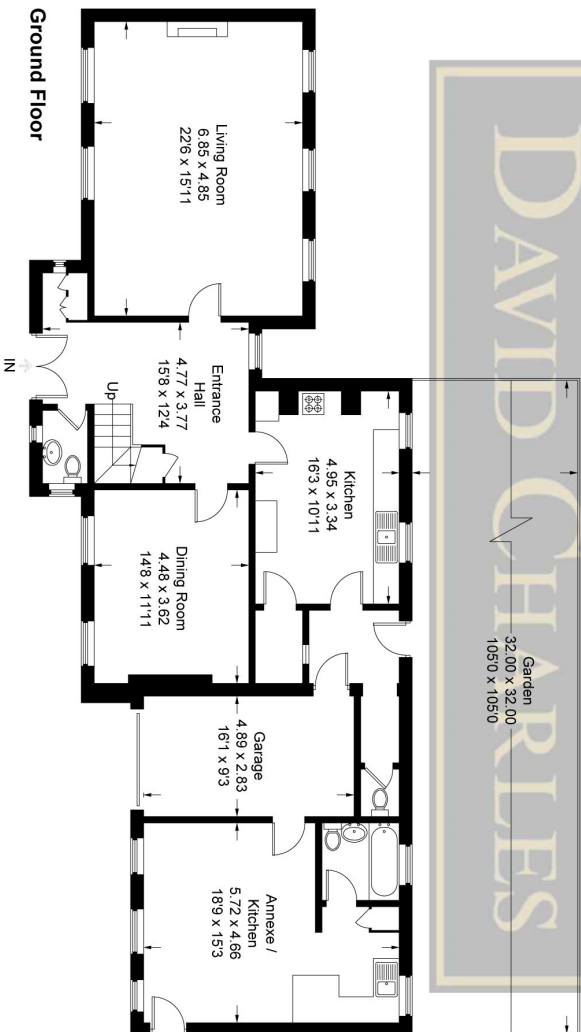
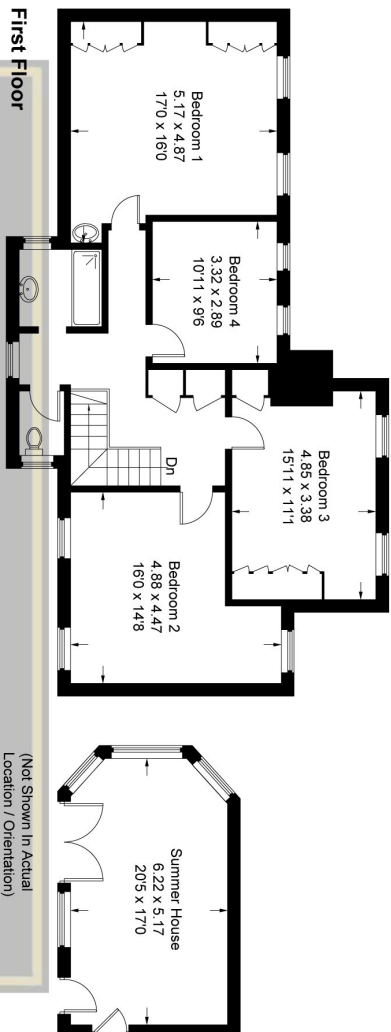
Approximate Gross Internal Area

Ground Floor = 141.4 sq m / 1,522 sq ft

First Floor = 91.7 sq m / 987 sq ft

Summer House = 22.3 sq m / 240 sq ft

Total = 255.4 sq m / 2,749 sq ft



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.

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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