

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

RUSHMOOR CLOSE, PINNER, MIDDLESEX, HA5 2HF



ASKING PRICE £780,000....FREEHOLD

This attractive two bedroom detached house (1323 sq ft/ 122.9 sq m) is built of old stock brick and is located in the heart of picturesque Old Eastcote in a quiet cul-de-sac . The well laid out accommodation includes two reception rooms, a 13' kitchen and guest cloakroom. The first floor main bedroom has fitted wardrobes and an en-suite shower room and the second double bedroom also has fitted wardrobes and an en-suite bathroom. Outside is a garage with own drive providing additional parking. The secluded rear garden has a large patio and main lawn with shrub and hedgerow borders and two storage sheds. Harlyn primary school is within half a mile and Haydon secondary school and Pinner town centre are a mile away.

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COUNCIL TAX

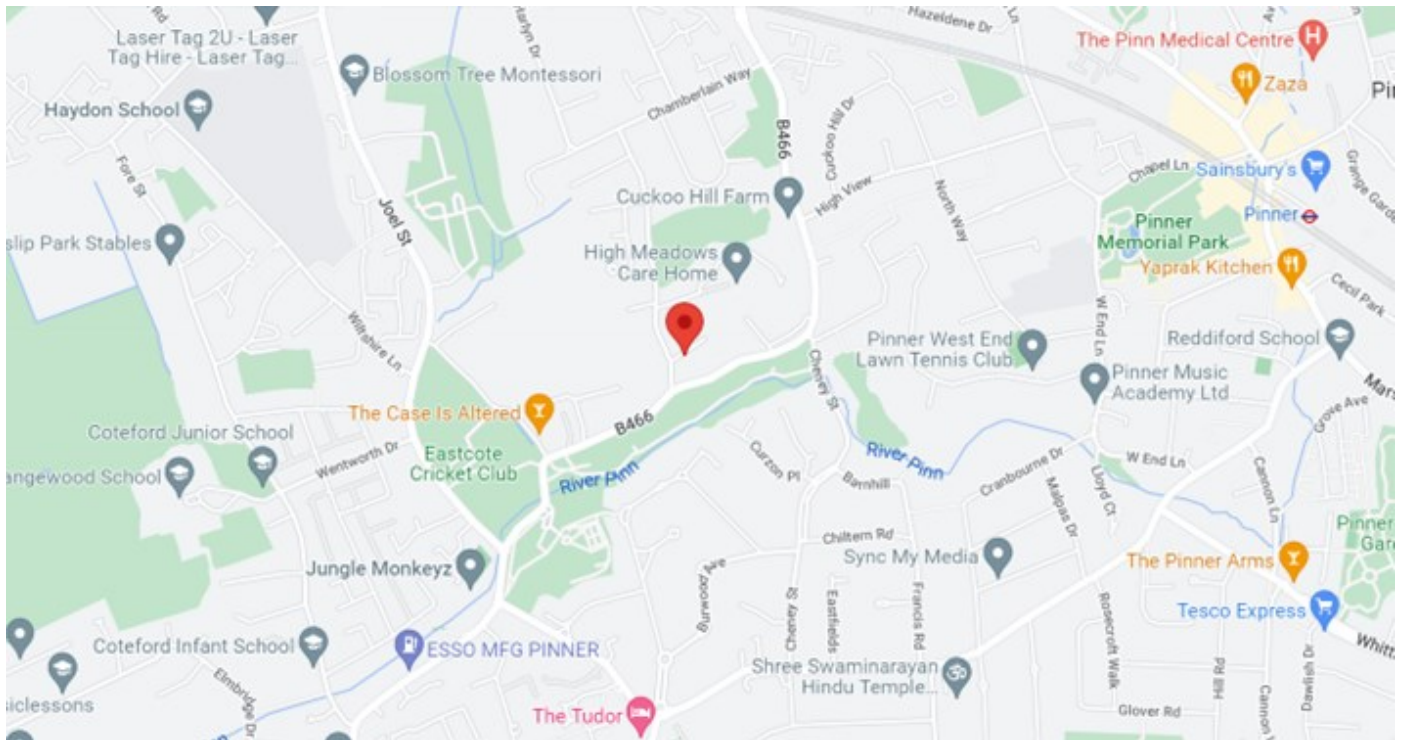
London Borough of Hillingdon - Band G - £2,934.08

LOCAL SCHOOLS

Harlyn Primary School - 0.6 miles
Coteford Junior School - 0.7 miles
West Lodge Primary School - 0.8 miles
Haydon School - 1.0 miles
Northwood School - 1.2 miles

LOCAL TRANSPORT

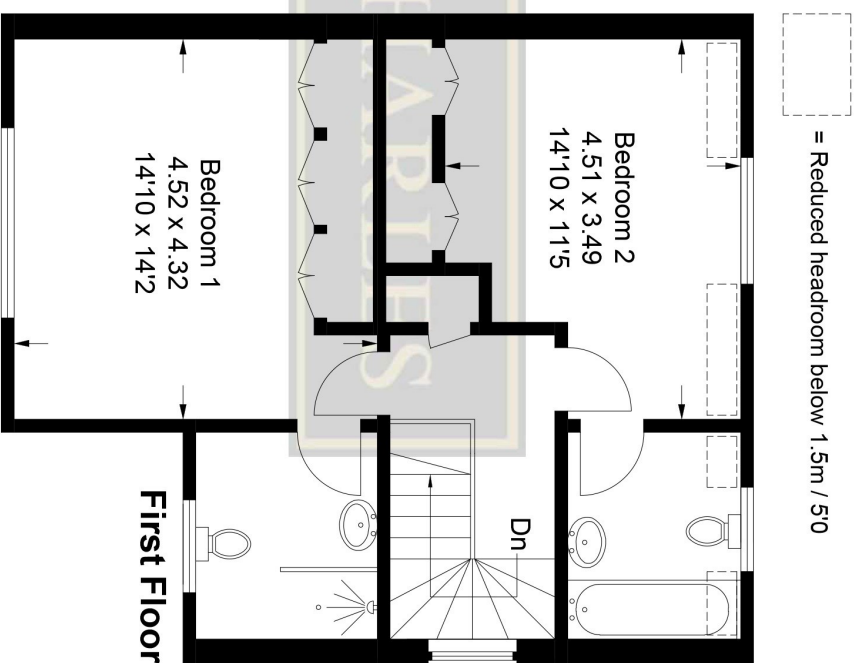
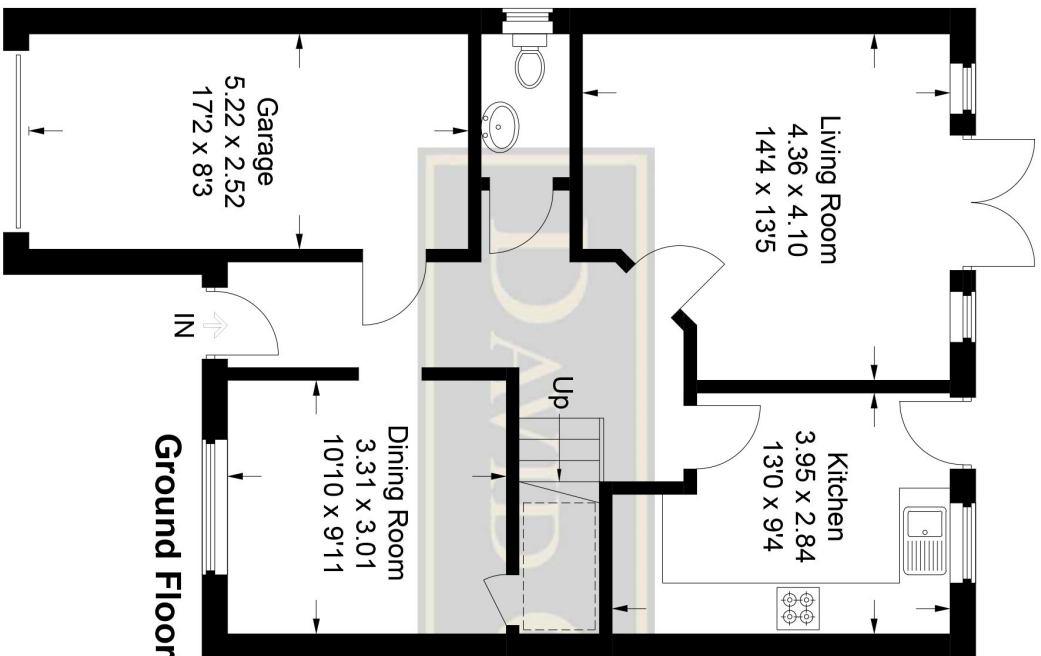
Northwood Hills Station (Metropolitan Line) - 1.0 miles
Pinner Station (Metropolitan Line) - 1.1 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Rushmoor Close

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 67.4 sq m / 726 sq ft
 First Floor = 55.5 sq m / 597 sq ft
 Total = 122.9 sq m / 1,323 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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