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LARKSWOOD RISE, PINNER, MIDDLESEX, HA5 2HH



PRICE....£840,000....FREEHOLD

This three double bedroom detached bungalow (1270 Sq Ft/118 Sq M) is located in a quiet cul de sac just off Cuckoo Hill, within easy reach of Eastcote House and Gardens, Pinner Village and Eastcote town centres. The property has been updated in a contemporary style to a high standard and includes double glazed, LED lighting and wood flooring. The spacious entrance hall leads to a 20' x 13' living/dining room, a fitted kitchen and a 16' master bedroom with en-suite shower room. There are two further double bedrooms and a contemporary family bathroom. Outside there is a garage with own drive providing additional off street parking. The secluded 70 ft rear garden has a paved patio and main lawn with mature tree and shrub inlays and borders. The property benefits from further potential to extended (Subject to Planning Permission)









COUNCIL TAX

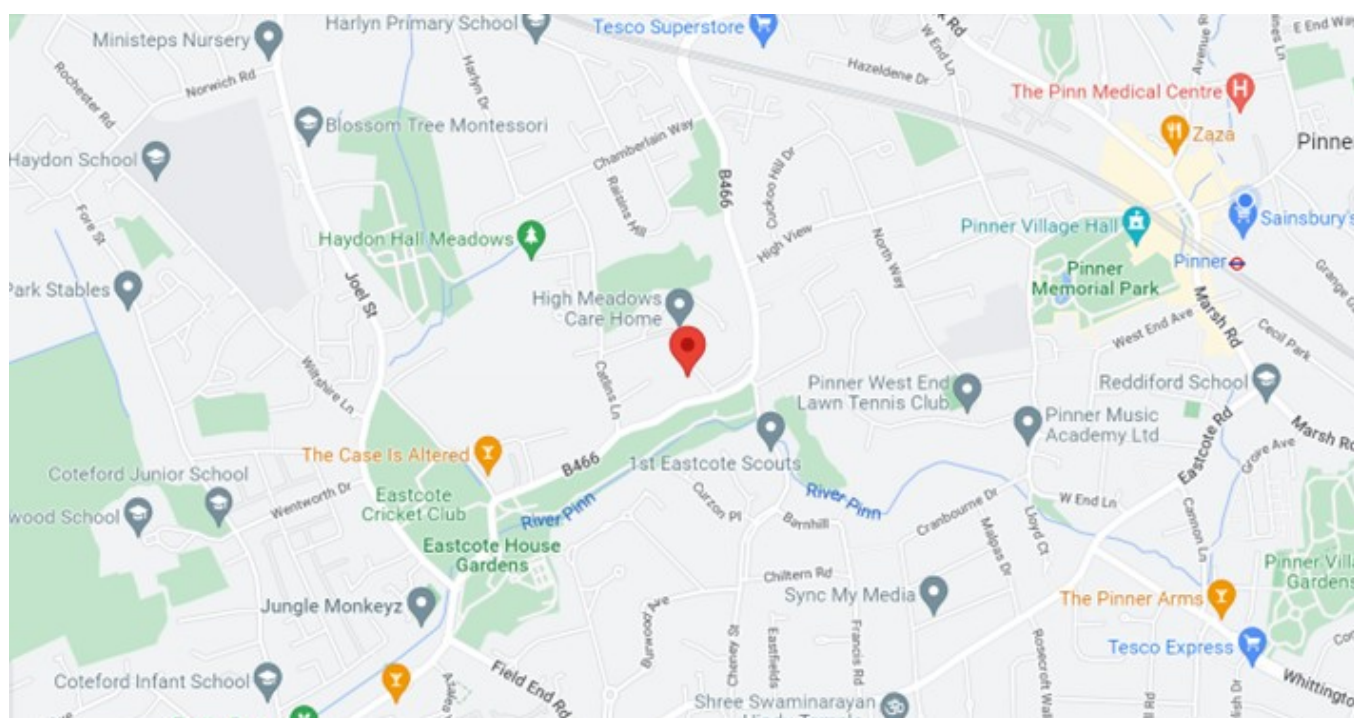
London Borough of Hillingdon Council Band F - £2,542.88

LOCAL SCHOOLS

Harlyn Primary School - 0.45 Miles
 Coteford Primary School - 0.72 Miles
 Haydon Secondary School - 0.73 Miles
 Bishop Ramsey Secondary School - 0.90 Miles

LOCAL TRANSPORT

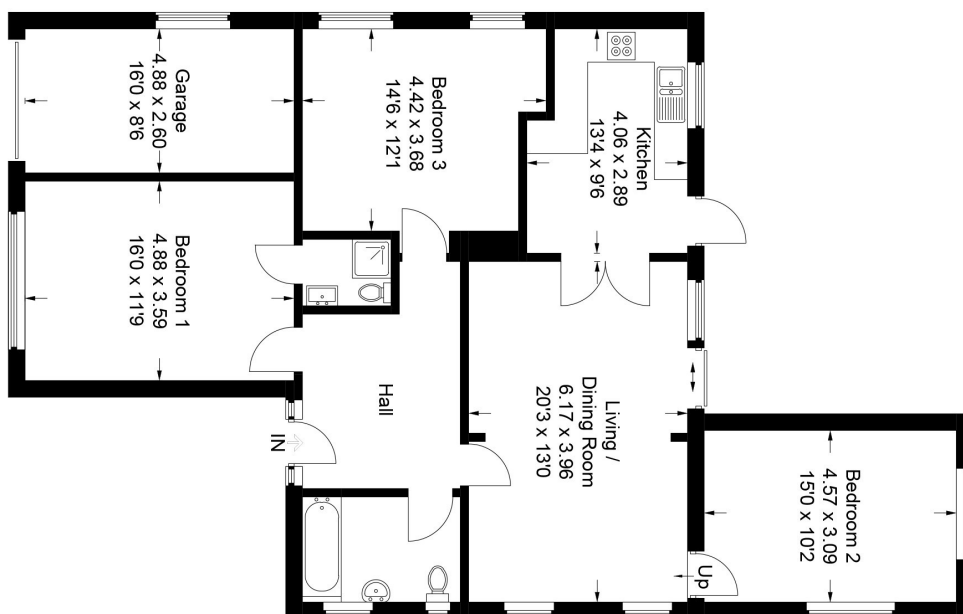
Pinner Station (Metropolitan Line) - 1.0 miles
 Eastcote Station (Metropolitan/Piccadilly Line) - 1.3 miles
 Northwood Hills Station (Metropolitan Line) - 1.2 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Area
105.4 sq m / 1134 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 118 sq m / 1,270 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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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.