

# 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](http://www.david-charles.co.uk) • E-MAIL [pinnersales@david-charles.co.uk](mailto:pinnersales@david-charles.co.uk)

## CUCKOO HILL DRIVE, PINNER, MIDDLESEX, HA5 3PJ



**PRICE....£1,100,000....FREEHOLD**

This attractive and extended three bedroom detached family house (1286 sq ft) is located on a quiet residential road within half a mile of Pinner Memorial Park and the village centre which offers a wide range of shopping facilities, restaurants, coffee houses, Marks & Spencers Food Hall and the Metropolitan Line Train Station. It is also within walking distance of West Lodge Primary School (Ofsted Outstanding). Outside there is off street parking for two to three cars and a 120ft rear garden mainly laid to lawn with shrub borders. There is excellent scope for a large extension, making it future proof for the growing family.

**020 8866 0222**













## COUNCIL TAX

London Borough of Harrow - Band G - £3,403.49

## LOCAL SCHOOLS

West Lodge Primary School - 0.39 Miles

Pinner Wood School - 0.57 Miles

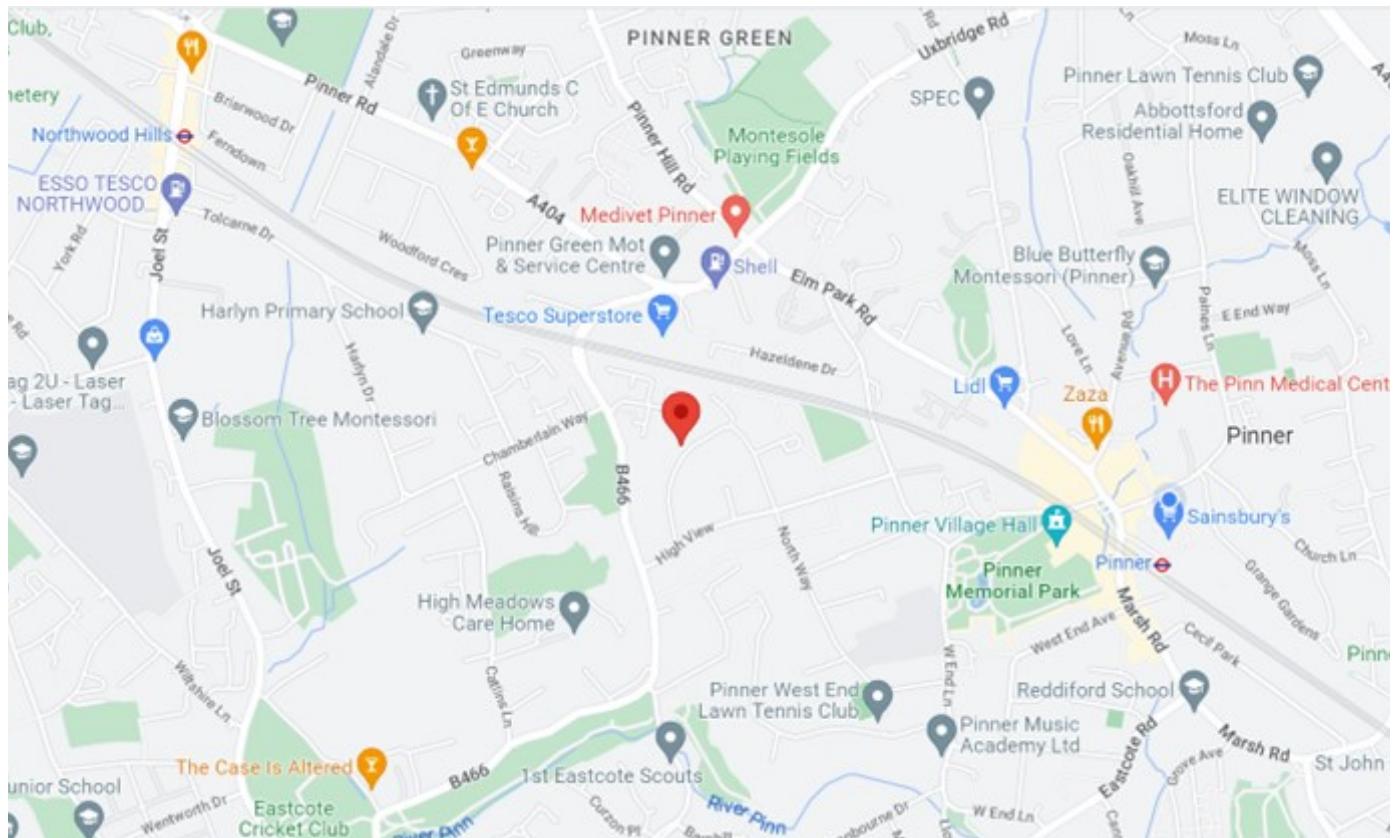
Pinner High School - 1.14 Miles

Nower Hill High School - 1.3 Miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.8 Miles

Northwood Hills Station (Metropolitan Line) - 1.1 Miles



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	66
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

# Cuckoo Hill Drive

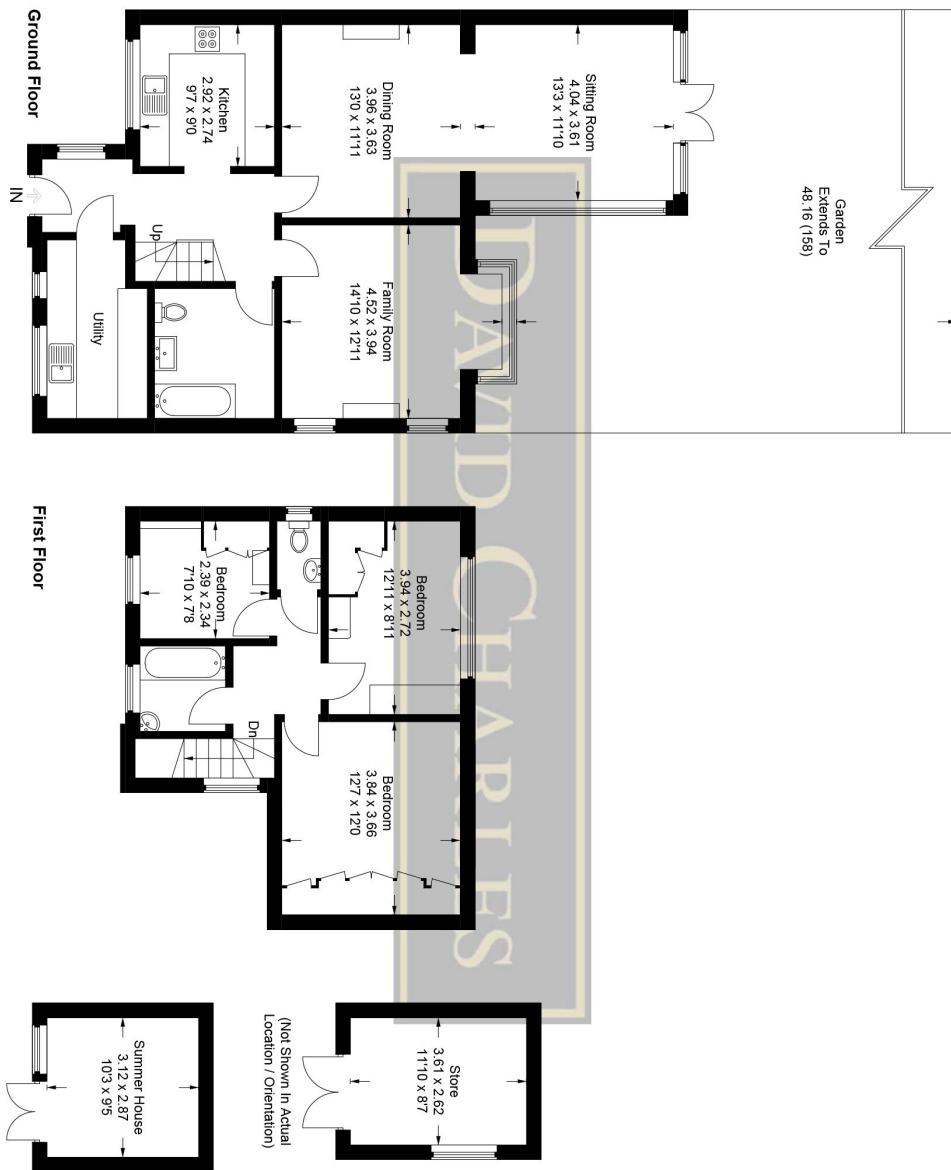
Approximate Gross Internal Area

Ground Floor = 80.6 sq m / 867 sq ft

First Floor = 44.7 sq m / 481 sq ft

Outbuildings = 18.6 sq m / 200 sq ft

Total = 143.9 sq m / 1,548 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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