

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 pinnersales@david-charles.co.uk

BARROW POINT AVENUE, PINNER VILLAGE, HA5 3HF



PRICE....£1,050,000....FREEHOLD

This modern four bedroom detached house (1744 sq ft/162.1 sq m) is designed in a Georgian style and is ideally located within half a mile of the village centre, popular schools and the train station. The accommodation includes a 15' living room with double doors to the dining room, a kitchen/breakfast room, utility room and guest cloakroom. The principle bedroom has an en-suite shower room, there are two further double bedrooms, a 10' bedroom four and a family bathroom. Outside the front drive provides off street parking for four cars and leads to a double garage. The 80' rear garden has a paved patio with a low wall border and steps to the main lawn which has mature shrub and tree borders, offering an element of seclusion. This property is offered with double glazing, gas central heating and no upper chain.

020 8866 0222











COUNCIL TAX

London Borough of Harrow - Band G - £4,185.12

LOCAL SCHOOLS

West Lodge Primary School - 0.54 Miles

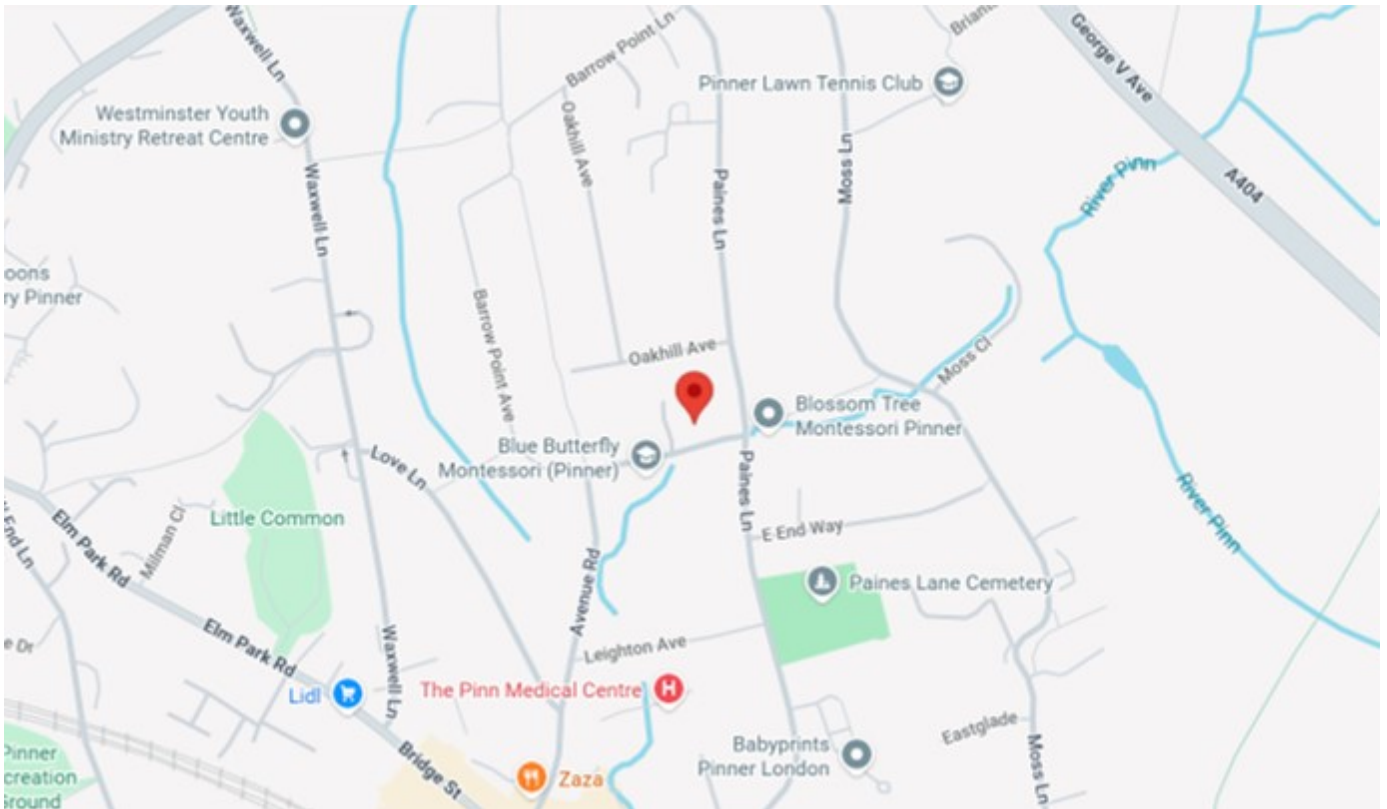
Reddiford School - 0.55 Miles

Pinner Wood School - 0.71 Miles

Nower Hill High School - 0.82 Miles

LOCAL TRANSPORT

Pinner Metropolitan Line Train Station - 0.6 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Barrow Point Avenue

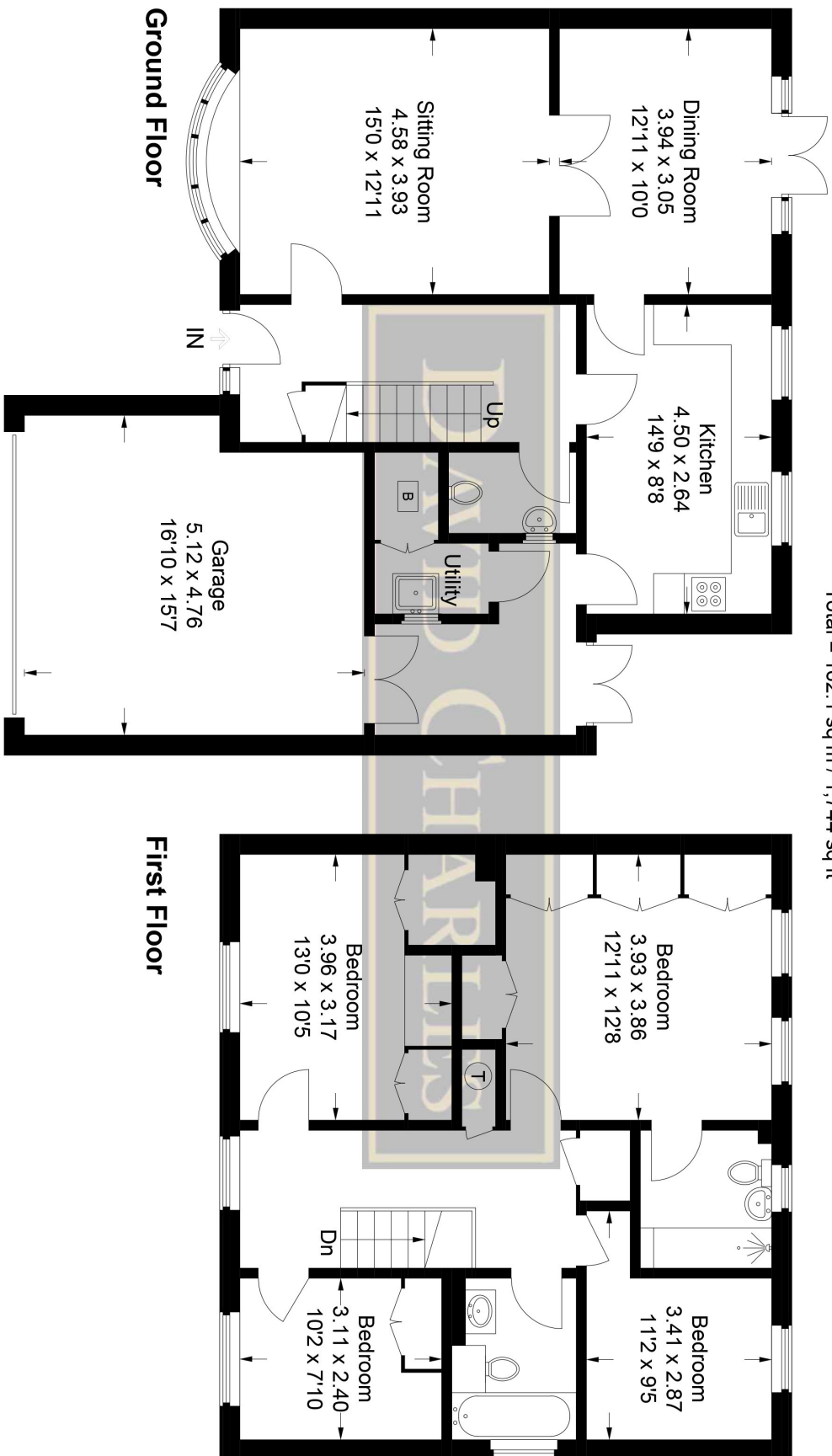
Approximate Gross Internal Area

Ground Floor = 93.4 sq m / 1,005 sq ft

(Including Garage)

First Floor = 68.7 sq m / 739 sq ft

Total = 162.1 sq m / 1,744 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.

© CJ Property Marketing Ltd Produced for David Charles

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.