

DAVID CHARLES

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ST THOMAS DRIVE, PINNER, MIDDLESEX, HA5 4SS



PRICE....£1,175,000....FREEHOLD

A spacious and extended five bedroom, two bathroom detached family house (273.5 sq.m/2,944 sq.ft) is set within the school catchment areas of Grimsdyke Primary School, Pinner Wood School and Nower Hill High School (All Ofsted Outstanding) and is also located within easy reach of both Hatch End Broadway and Pinner Town Centre with their array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station and Overground Train Station. The ground floor accommodation comprises of own front door leading to entrance hall, guest WC, 33ft dual aspect reception room with opening to a 15'11ft dining room, 26'8ft fitted double length kitchen, 12'5ft television room, door to a self-contained annex with a kitchenette and en-suite shower room. On the first floor there are five bedrooms, family bathroom/WC, separate WC and wooden staircase to a 14'6ft loft room. Outside there is a brick paved carriage own driveway with off street parking for three/four cars, 20'10ft garage with an electric up and over door, and a rear garden mainly laid to lawn with patio area and shrub and flower borders. The property benefits from being sold chain free and from further potential to extend (subject to planning permissions).

020 8866 0222















COUNCIL TAX

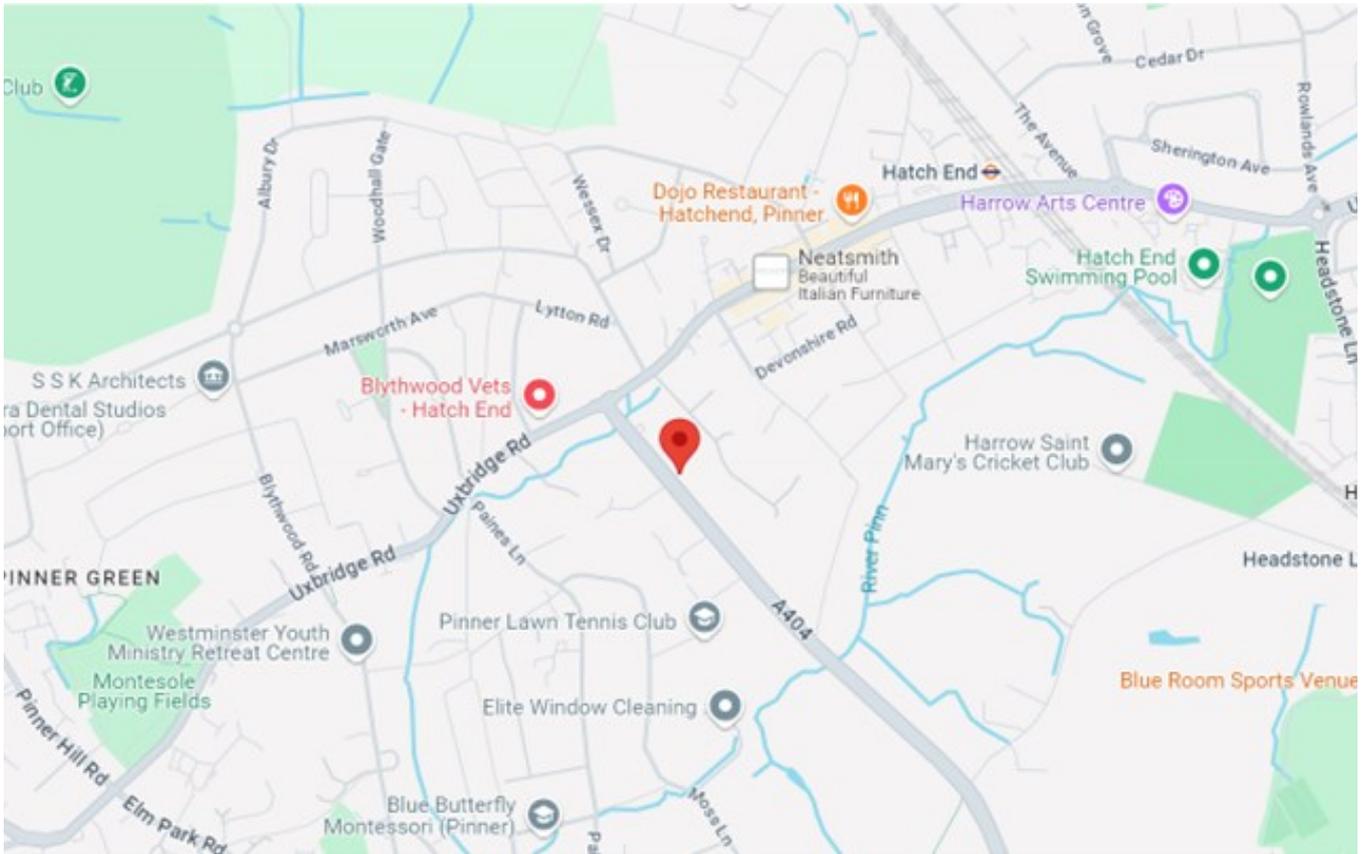
Harrow Borough Council - Band G - £3,810.54

LOCAL SCHOOLS

Grimsdyke School - 0.63 Miles
Pinner Wood School - 0.78 Miles
Hatch End High School - 0.92 Miles
Nower Hill High School - 1.04 Miles

LOCAL TRANSPORT

Hatch End Station (Overground) - 0.6 Miles
Pinner Station (Metropolitan Line) - 1.1 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

St. Thomas Drive

Approximate Gross Internal Area

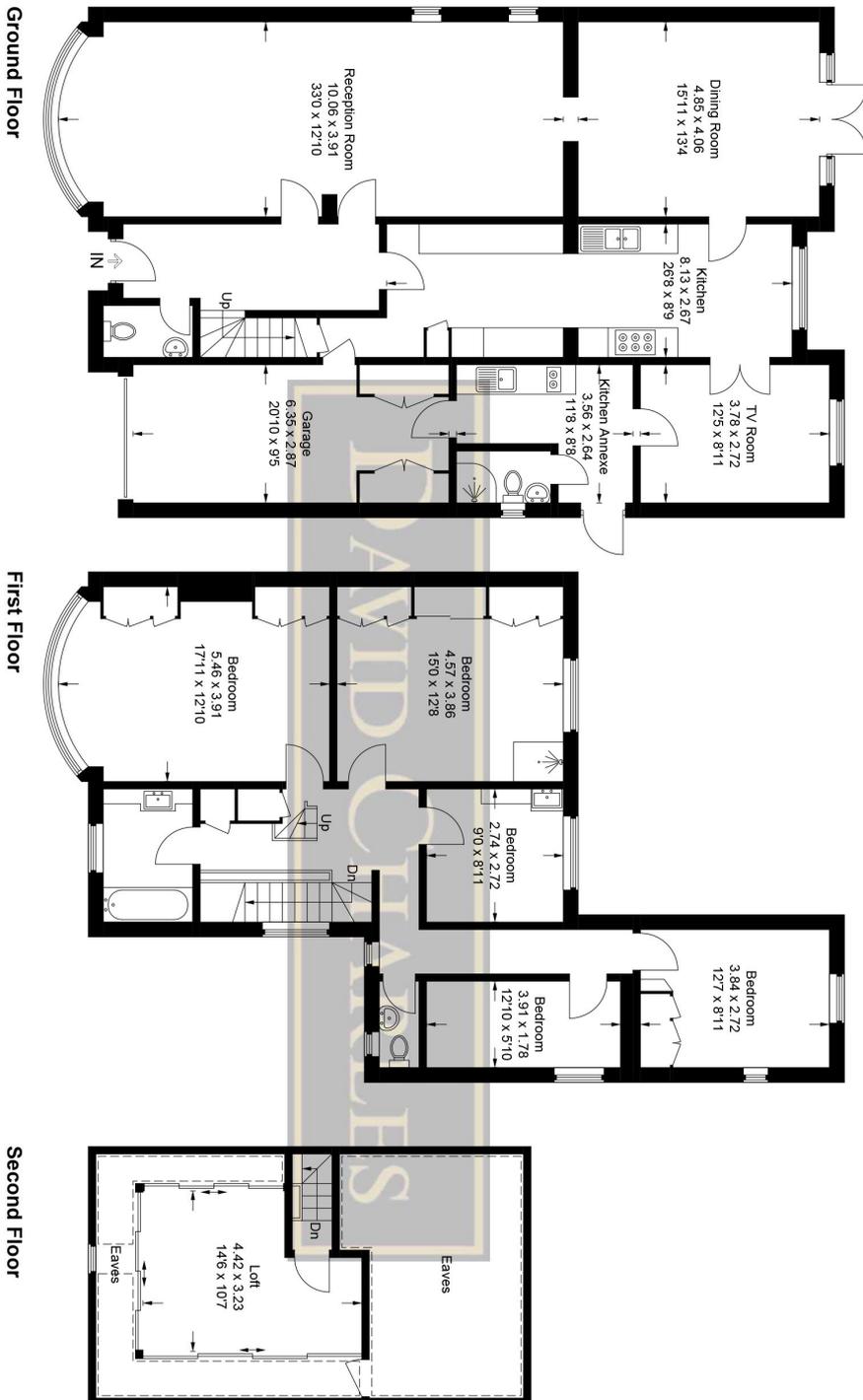
Ground Floor = 139.7 sq m / 1,504 sq ft

First Floor = 91.2 sq m / 982 sq ft

Second Floor = 42.6 sq m / 458 sq ft

Total = 273.5 sq m / 2,944 sq ft
(Including Garage / Eaves)

 = Reduced headroom below 1.5m / 5'0"



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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