

# DAVID CHARLES

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## LAWN VALE, PINNER VILLAGE, HA5 3EA



**OFFERS IN EXCESS OF....£1,250,000....FREEHOLD**

This modern four double bedroom detached house (1712 sq.ft/159 sq.m) is set in a quiet cul-de-sac within 10 minutes' walk of Pinner Village centre offering a wide selection of boutique shops, supermarkets, cafes, restaurants, and the Metropolitan line train station (Baker Street within 25 minutes). Local schools including Pinner Wood Primary (Ofsted outstanding), St Helen's, St Martin's and Merchant Taylors' are also within easy reach. The spacious living accommodation includes a 20' living room, a separate dining room and a kitchen/breakfast room. There is also a guest cloakroom. The principle bedroom has an extensive range of wardrobes and an en-suite shower room. There are three further double bedrooms and a second family bathroom. Outside the front provides off street parking leading to a double garage and a secluded 59' x 32' west facing rear garden.

**020 8866 0222**













### **COUNCIL TAX**

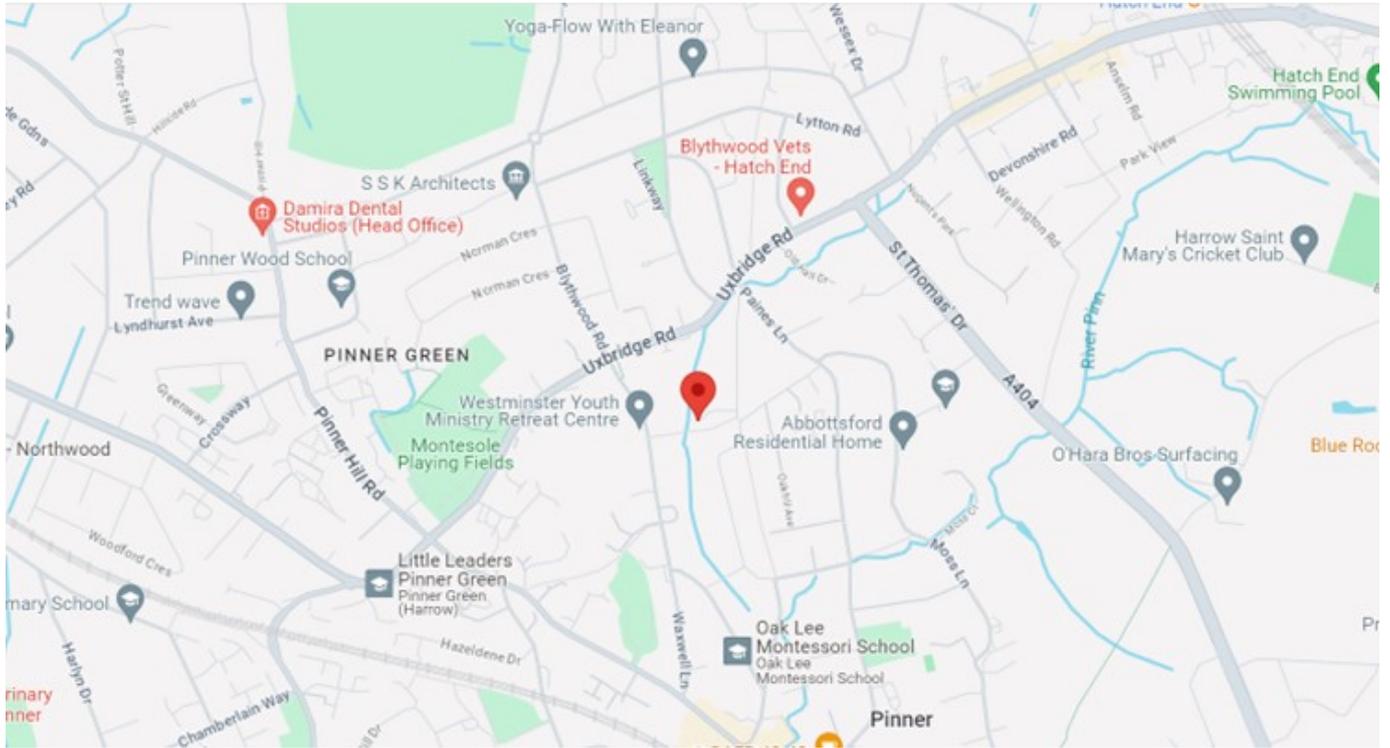
London Borough of Harrow - Band G - £3,810.54

### **LOCAL SCHOOLS**

Pinner Wood Primary School - 0.48 Miles  
St Helen's School - 1.85 Miles  
St Martin's School - 2.37 Miles  
Merchant Taylors' School - 2.82 Miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.7 Miles  
Hatch End Station (Overground) - 1.0 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

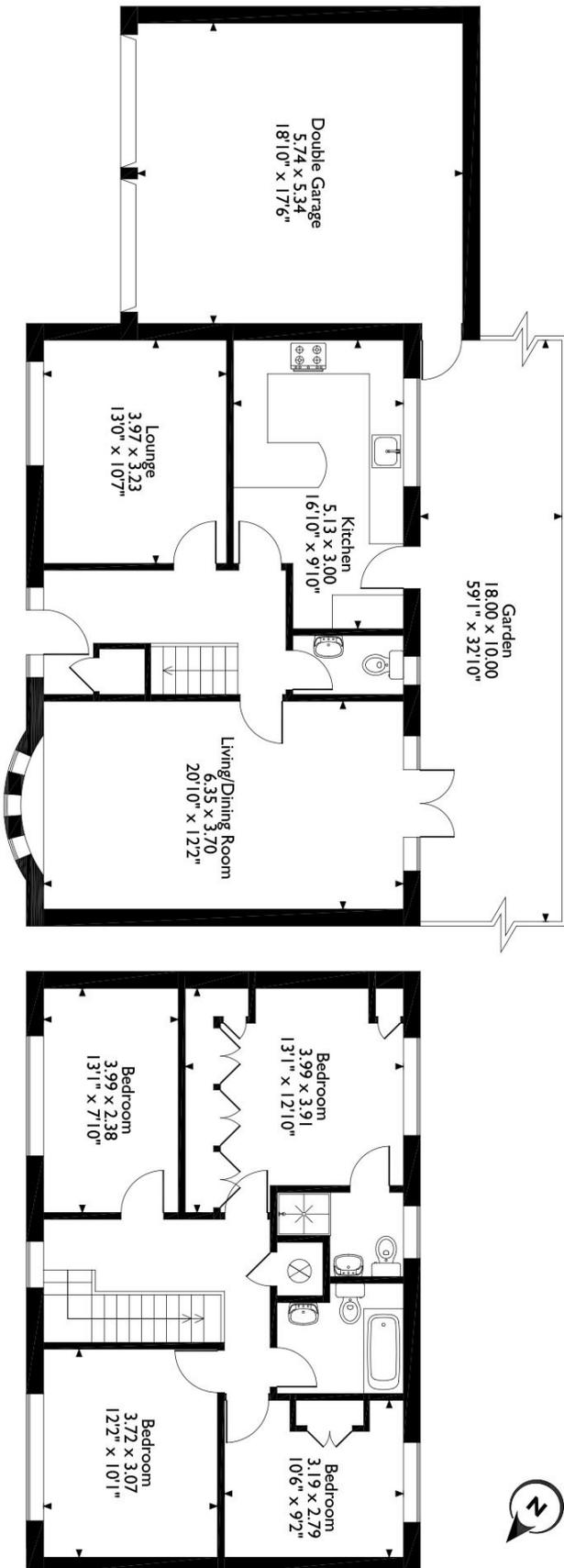
**Lawn Vale, Pinner**

**Approximate Gross Internal Area**

**Main House = 128 Sq M/1378 Sq Ft**

**Double Garage = 31 Sq M/334 Sq Ft**

**Total = 159 Sq M/1712 Sq Ft**



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

***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.*