

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PN  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [enquiries@david-charles.co.uk](mailto:enquiries@david-charles.co.uk)

## WAXWELL LANE, PINNER VILLAGE, MIDDLESEX, HA5 3EN



**PRICE....£1,200,000....FREEHOLD**

This four bedroom detached chalet bungalow (1,682 sq. ft/156.3sq. m) is ideally situated within a few minutes' walk of Pinner town centre and a third of a mile of the Metropolitan line train station. The spacious and versatile living accommodation has been extended and updated to a high standard by the present owners. It includes a 21' x 16' living room, a 23' kitchen/dining room with granite worktops, a utility room, two double bedrooms and a bath/shower room on the ground floor. The first floor has an 18' bedroom with an en-suite bathroom, a fourth bedroom/dressing room and a large eaves storage area. Outside the 88' rear garden has a southerly aspect with a large patio, main lawn with tree and shrub borders and a storage shed. The front carriage drive provides off street parking for several cars. Offered with a complete upper chain.

**020 8866 0222**













## COUNCIL TAX

London Borough of Harrow - Band F - £3,302.46

## LOCAL SCHOOLS

West Lodge Primary School - 0.35 Miles

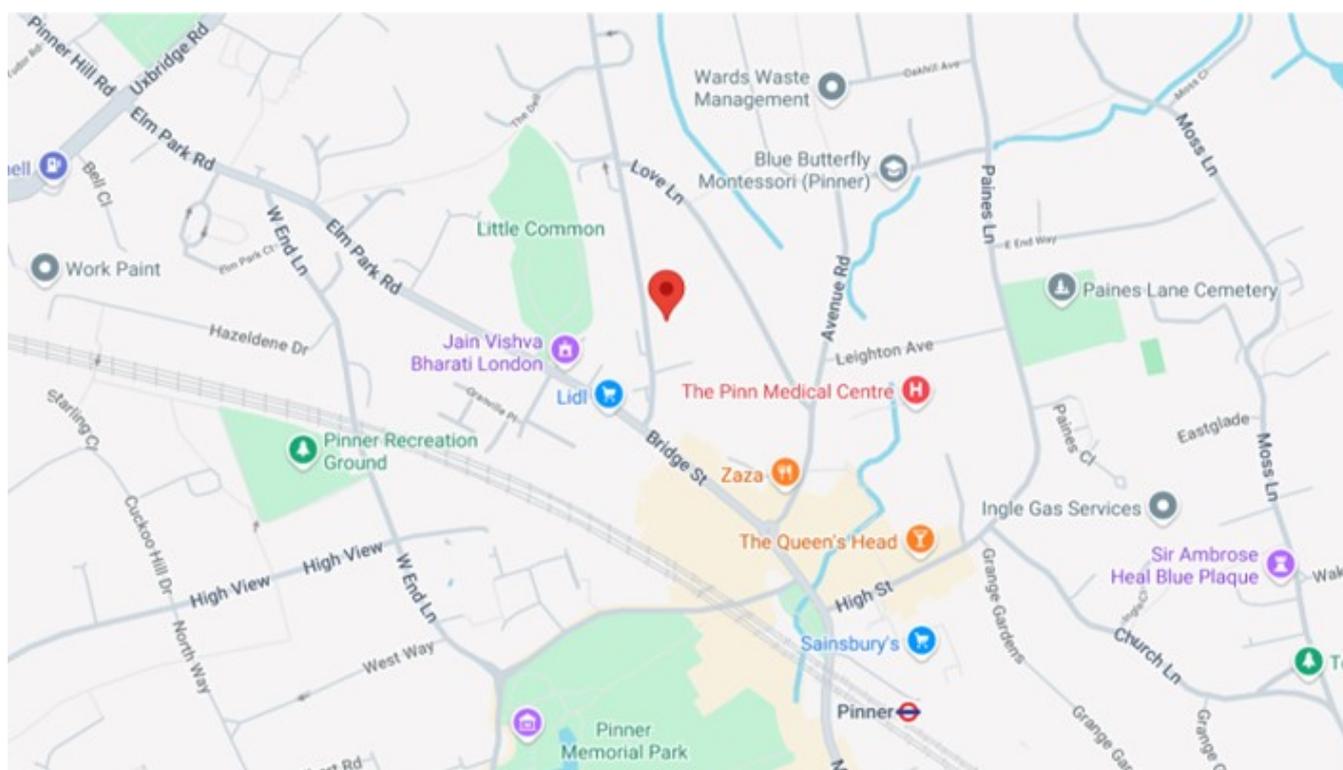
Pinner Wood School - 0.63 Miles

Nower Hill High School - 0.91 Miles

Northwood School - 1.03 Miles

## LOCAL TRANSPORT

Pinner Tube Station (Metropolitan Line) - 0.3 Miles

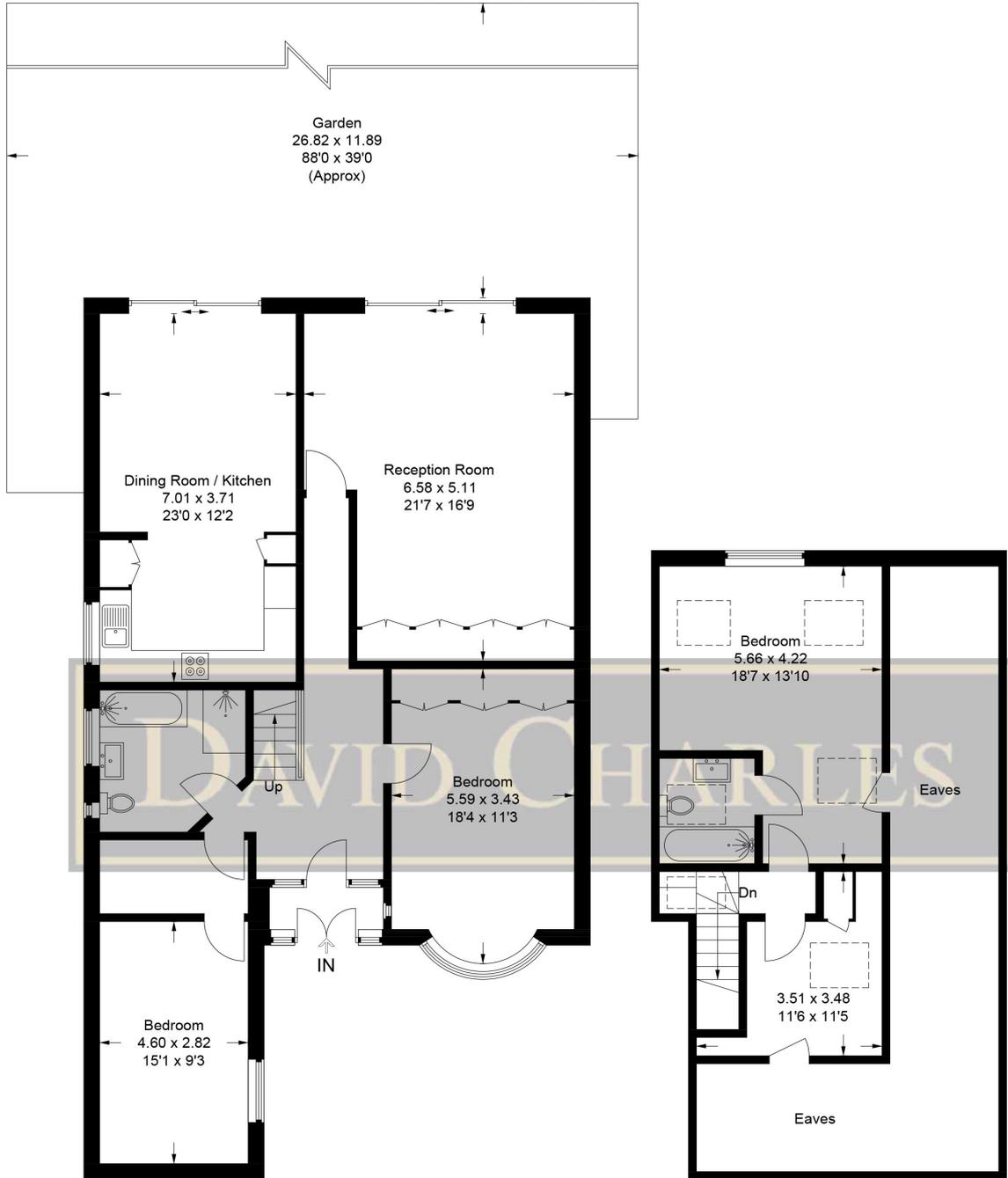


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Waxwell Lane

Approximate Gross Internal Area  
Ground Floor = 119.1 sq m / 1282 sq ft  
First Floor = 37.2 sq m / 400 sq ft  
Total = 156.3 sq m / 1682 sq ft  
(Excluding Eaves)



**Ground Floor**

**First Floor**

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.*