

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 pinner-sales@david-charles.co.uk

WEST END AVENUE, PINNER, MIDDLESEX, HA5 1BW



PRICE....£1,150,000....FREEHOLD

This competitively priced four bedroom detached family house (1579 sq. ft/146.7 sq. m) requires modernisation and has excellent potential for a large extension. It is offered with no upper chain and is ideally located within the catchment area of West Lodge School and within minutes' walk of Pinner Memorial Park and the town centre. The accommodation includes a spacious entrance hall, a 19' living room, separate dining room, kitchen and guest cloakroom. The 18' first bedroom has an additional space that would make an ideal en-suite shower room, there are three further double bedrooms and a bathroom. Outside is a secluded rear garden with a patio, main lawn and mature shrub and tree borders. The front provides parking for four cars and a 19' garage with an electric door.

020 8866 0222













COUNCIL TAX

London Borough of Harrow - Band G - £3,993.10

LOCAL SCHOOLS

West Lodge Primary School - 0.17 Miles

Reddiford School - 0.3 Miles

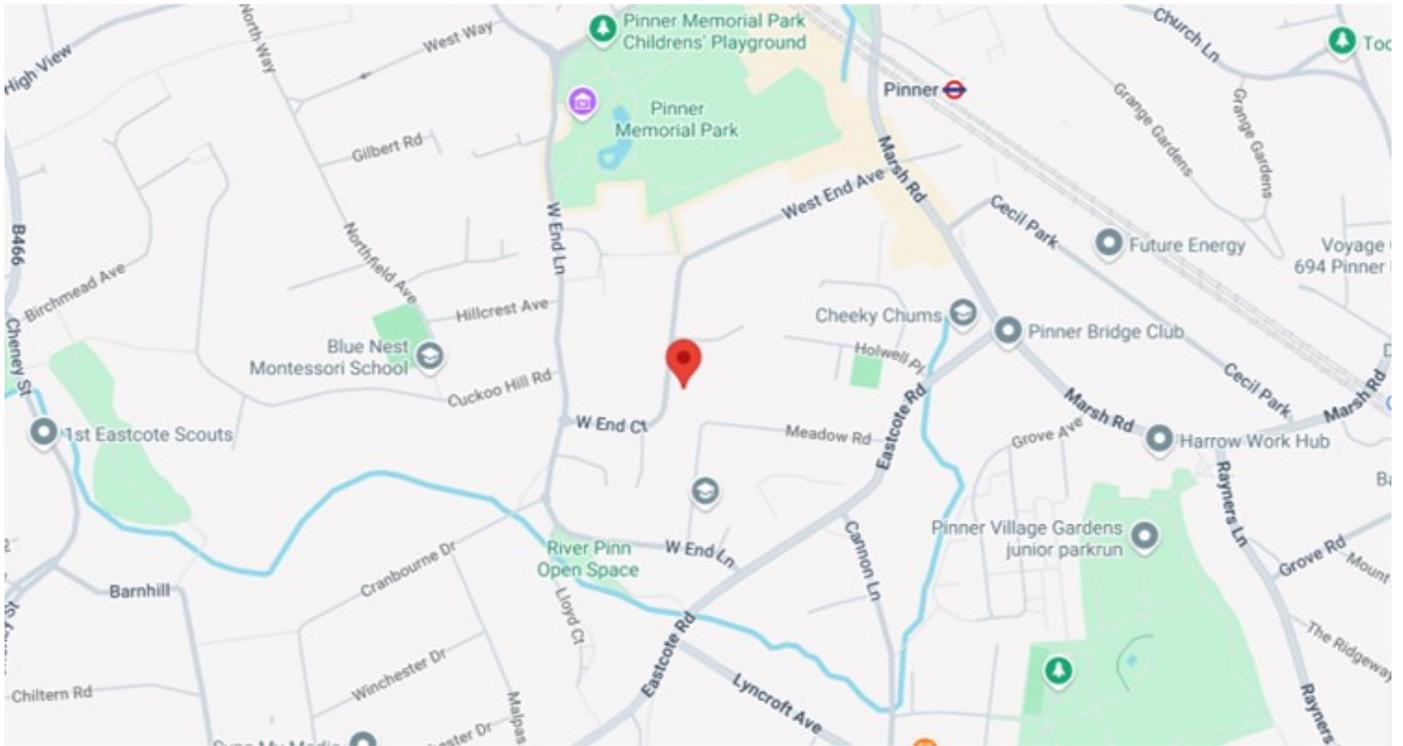
St John Fisher Catholic Primary School - 0.61 Miles

Nower Hill High School - 0.86 Miles

Buckingham Preparatory School - 0.95 Miles

LOCAL TRANSPORT

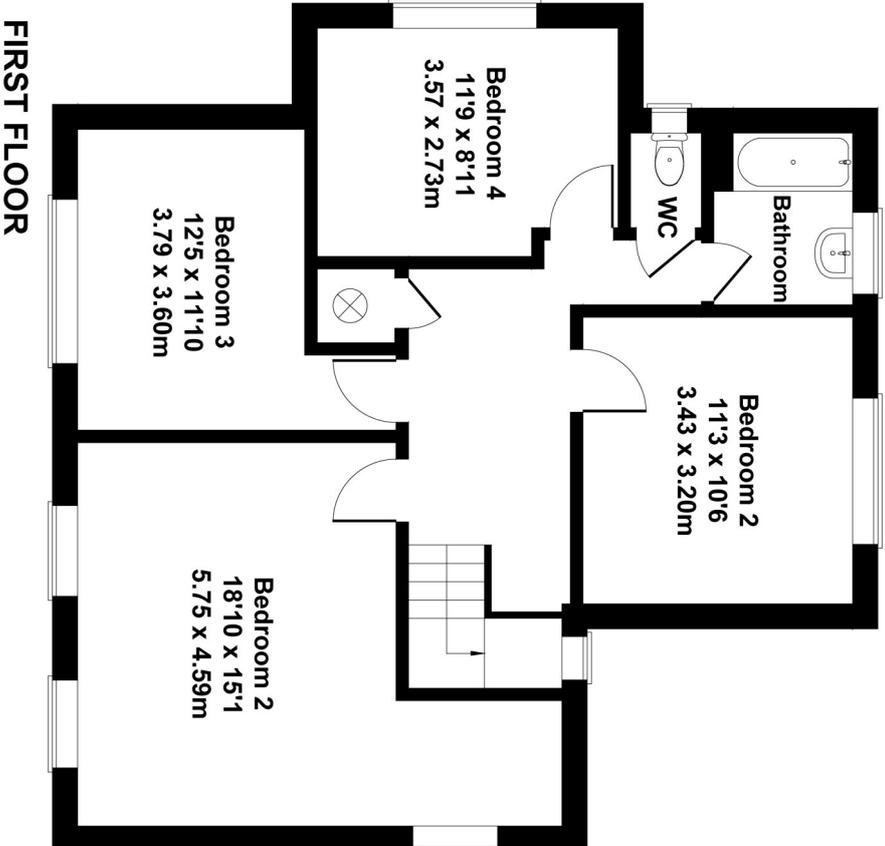
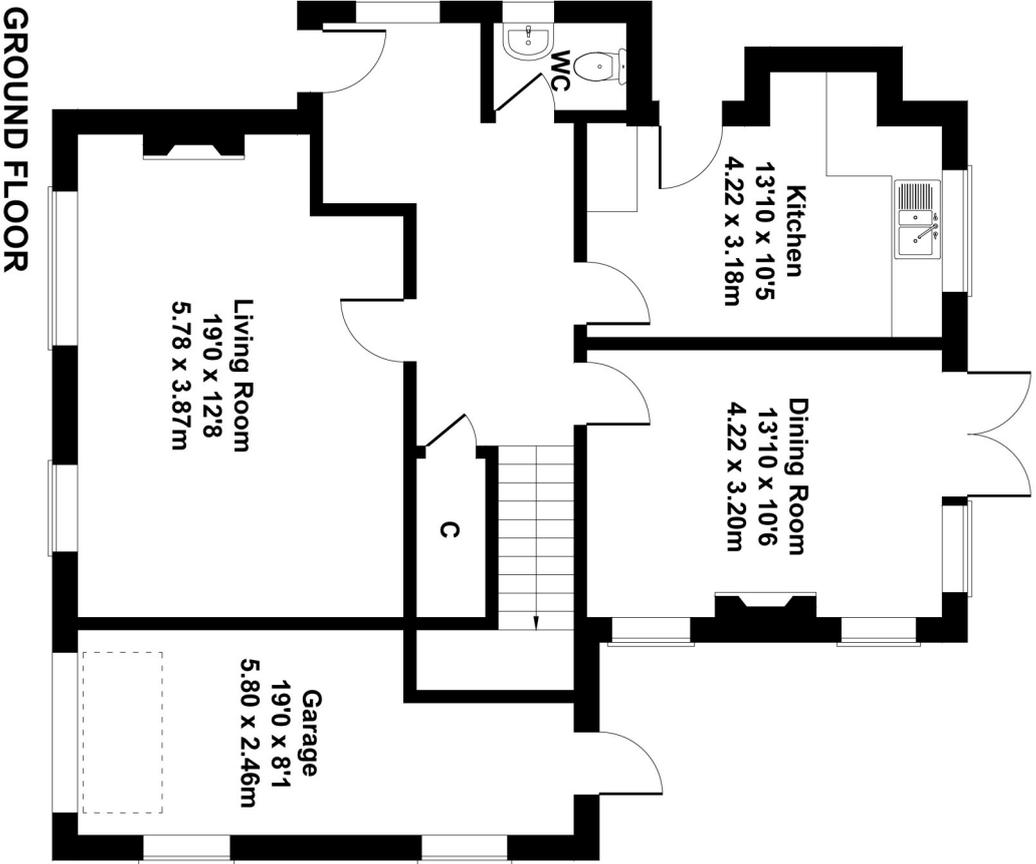
Pinner Station (Metropolitan Line) - 0.3 Miles



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

West End Avenue, Pinner

Approximate Gross Internal Area
1636 sq ft - 152 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.