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**ROBERTSON
PHILLIPS**
Estate Agents



Woodhall Gate, Pinner

£979,000



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A unique Three Bedroom Detached Artegan property set within gardens to three sides and situated on the sought after Pinner Wood Park Estate. This delightful conservation area is within easy reach of a selection of local shops, highly regarded schools, fine dining restaurants and both Pinner Metropolitan Underground and Hatch End stations.

Comprising cloakroom, sitting room, dining room and kitchen/breakfast room with utility. Upstairs are three bedrooms and shower room/wc. There are many features this property offers which include stylish fitted wardrobes, landscaped gardens and detached garage via own drive (used as an artists studio)



Entrance Hall

Window to side.

Cloakroom

Window to side, wall mounted wash hand basin and low-level WC.

Sitting Room 4.93m (16'2") max x 4.08m (13'4")

Charming room with double aspect double glazed windows to side and bay window to front. Attractive fireplace.

Dining Room 6.22m (20'5") x 3.82m (12'6")

Extended room with double doors to garden, storage cupboard and windows to side.

Kitchen/Breakfast Room 4.93m (16'2") x 3.62m (11'11")

Fitted with a matching range of base and eye level units with stainless steel sink and mixer tap, fridge/freezer and dishwasher, double oven, four ring gas hob with extractor hood and microwave. Door to side.



Utility 2.04m (6'8") x 1.09m (3'7")

Plumbing for washing machine and wall mounted Worcester central heating boiler.

Landing

Double glazed window to front, airing cupboard and loft access.

Bedroom One 4.32m (14'2") x 4.06m (13'4")

Double aspect room with double glazed windows to front and side, range of fitted wardrobes.

Bedroom Two 6.06m (19'10") x 3.51m (11'6")

Double glazed windows and range of fitted wardrobes.

Bedroom Three 4.90m (16'1") x 3.83m (12'7")

Double glazed windows to rear and range of fitted wardrobes.

Shower Room

Tiled shower enclosure, vanity wash hand basin with cupboard under, fully tiled walls, high-level flush WC and obscure double glazed window to side.

Gardens

Delightful secluded and well stocked gardens to three sides of the property with well kept lawn and patio areas. Hexagonal garden shed and side access, plus gate leading to own drive.

Timber Cabin 15' 8" x 9' 2" (4.77m x 2.79m)

Double doors lead to potential office, gym or play room.

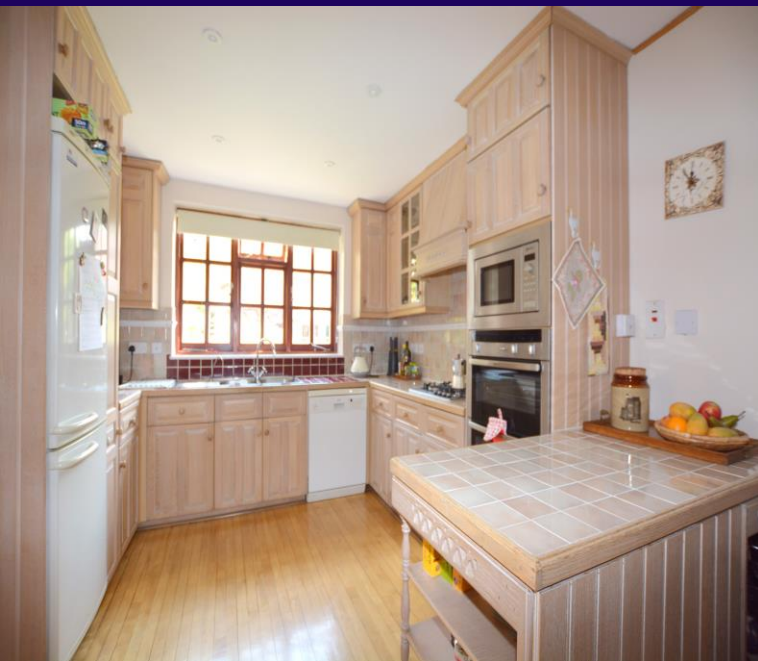
Studio 16' 4" x 8' 2" (4.97m x 2.49m)

Originally a detached garage at the bottom of the garden now used as an artist's studio.

Council Tax Band: F

EPC Rating:

Tenure: Freehold

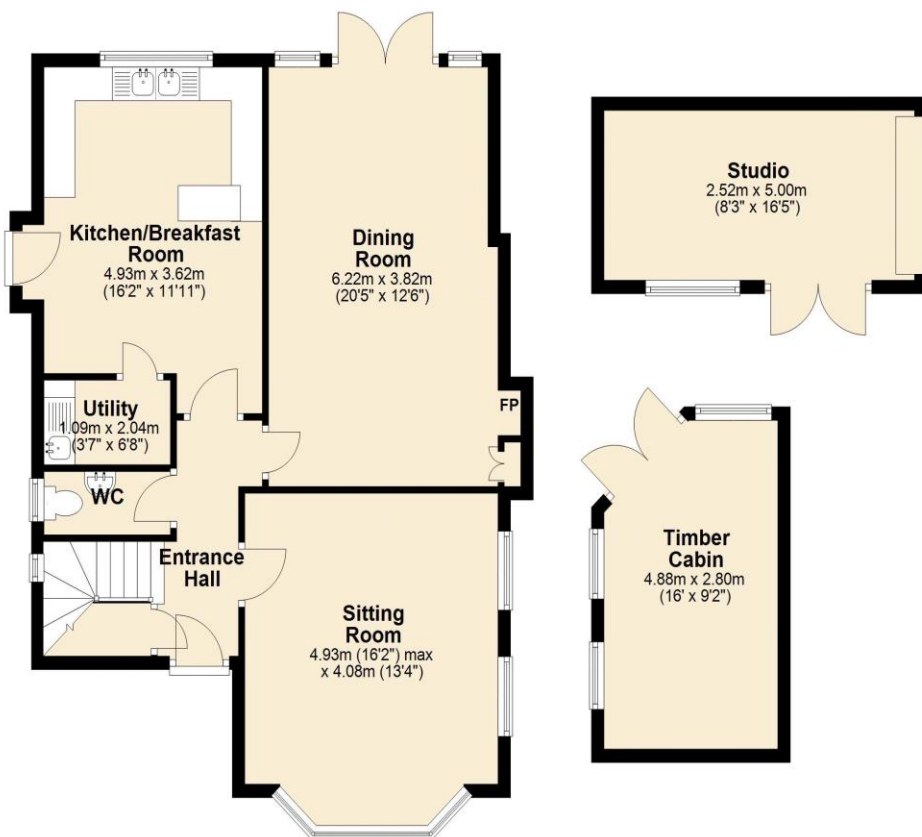


KEY FEATURES:

- Three Bedrooms • Double aspect Sitting room • Extended Dining room • Fitted Kitchen/Breakfast Room • Utility • Lovely secluded gardens
- Large timber cabin • Garden studio

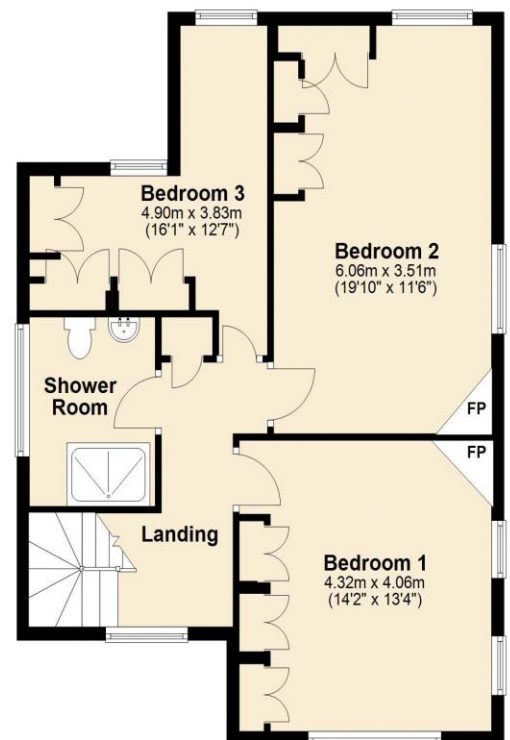
Ground Floor

Approx. 98.0 sq. metres (1054.6 sq. feet)

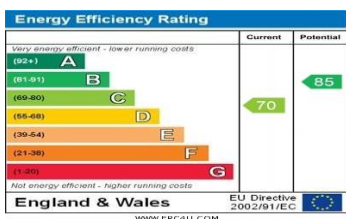


First Floor

Approx. 66.5 sq. metres (716.2 sq. feet)



Total area: approx. 164.5 sq. metres (1770.8 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.