



Woodhall Drive, Pinner

Asking Price £825,000



Woodhall Drive, Pinner

DESCRIPTION

Situated on Woodhall Drive in Pinner is this well appointed, three bedroom, semi detached home. Offered for sale in good condition throughout this home is well located and offers further scope to extend and develop in the future subject to planning permission.

The property comprises entrance foyer, ground floor wc, dining room, fitted kitchen, living room, conservatory, three first floor double bedrooms and a modern bathroom suite with a separate wc. Outside the property has own drive to garage, front garden and a generous rear garden offering great potential to extend in the future.

Woodhall Drive is located on a peaceful, tree-lined road just moments from both Hatch End and Pinner's amenities. Hatch End and Pinner offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. It is conveniently located within three quarters of a mile of Pinner Village and Hatch End Broadway offering a wide range of amenities. The Metropolitan line from Pinner station and rail links into Euston from nearby Hatch End Station are both less than a 15 min walk away.

- Three Bedrooms
- Semi Detached Home
- Own Driveway To Garage
- Separate Dining & Living Room
- Fitted Kitchen & Bathroom Suite
- Ground Floor WC
- Well Presented Throughout
- Conservatory & Generous Rear Garden
- 1,441 Sq. Ft / 134 Sq. M (Includes garage)
- EPC Rating D / Council Tax Band F





Woodhall Drive, Pinner, HA5

Approximate Area = 1441 sq ft / 134 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hunters Property Group. REF: 955740

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

0208 848 0978

31 Coldharbour Lane, Hayes, UB3 3EB

hayes@hunters.com