

# Woodhall Gate

Pinner • • HA5 4TN  
Asking Price: £1,450,000



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This wonderful four-bedroom, detached home is positioned on Woodhall Gate, a highly sought after residential road in the heart of Pinner. Unfolding over two spacious floors, the current owners have configured the space to create a home fit for modern living whilst retaining it's original charm. With it benefitting from being on a corner, it has a very large garden and driveway but overall being situated on a very large plot.

Detached House

Four Bedrooms

Three Bathrooms

Annex

Large Garden

Driveway

Modernised Throughout

Garage

Prestigious Area

1799sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Location**

Woodhall Gate is a desirable residential road located off of Uxbridge Road, ideally situated in the heart of Pinner within close proximity to the High Street's variety of shops, restaurants, outstanding schools and amenities. Pinner Station houses the Metropolitan line which offers swift and regular connections to Baker Street and the City. There are a number of highly regarded schools in the area including Grimsdyke, Pinner Wood and Northwood School. For the motorist, the A40 and M25 are both a short drive away, and also provide access to Central London and surrounding areas.

### **Description**

The ground floor comprises of a large hallway as you open up the front door. Off to the left sits a 28ft living room which leads off to the dining room. There is also a beautiful open plan kitchen/breakfast room which has gorgeous views of the garden space and in turn has access to it. It also benefits from a downstairs WC and boasts a large annex that can be isolated for a separate dwelling (rooms) or business with its dedicated entrance and metered energy supply. This also has its own bathroom. On the first floor you'll find three spacious bedrooms one of which is equipped with built in storage, and finally there is also a family bathroom.

### **Outside**

With the property being situated on a corner plot, it benefits from a very large driveway and front garden to the front. Then at the rear is a very large garden which is predominantly made up of grass laid to lawn but there is also a patio area for outdoor dining.



### Schools:

Grimsdyke School (0.48 miles)  
Pinner Wood School (0.57 miles)  
Northwood School (1.01 miles)



### Train:

Hatch End Station (0.61 miles)  
Pinner Station (1 miles)  
Northwood Hills Station (1.10 miles)



### Car:

M4, A40, M25, M40



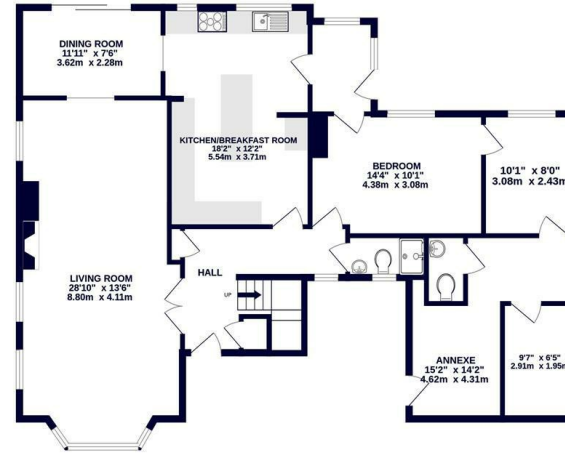
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1265 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.7 sq.m.) approx.



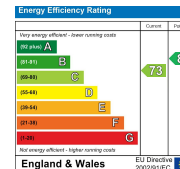
TOTAL FLOOR AREA : 1799 sq.ft. (167.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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