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WOODHALL DRIVE, PINNER, MIDDLESEX, HA5 4TQ



PRICE....£895,000....FREEHOLD

This purpose built four bedroom Artegan house (1,414 sq ft/131.4 sq m) is located on a quiet and popular tree lined road within the catchment area of Pinner Wood and Grimsdyke Schools (Ofsted Outstanding), and within easy reach of Pinner and Hatch End town centres. The well laid out accommodation includes two reception rooms, a kitchen, breakfast room and guest cloakroom. The first floor has three double bedrooms, a 10' bedroom four and a family bathroom. Outside there is a garage with own drive and a 100' secluded rear garden with a patio, pathway, storage shed and main lawn with shrub and mature tree borders. Offered with vacant possession.

020 8866 0222











COUNCIL TAX

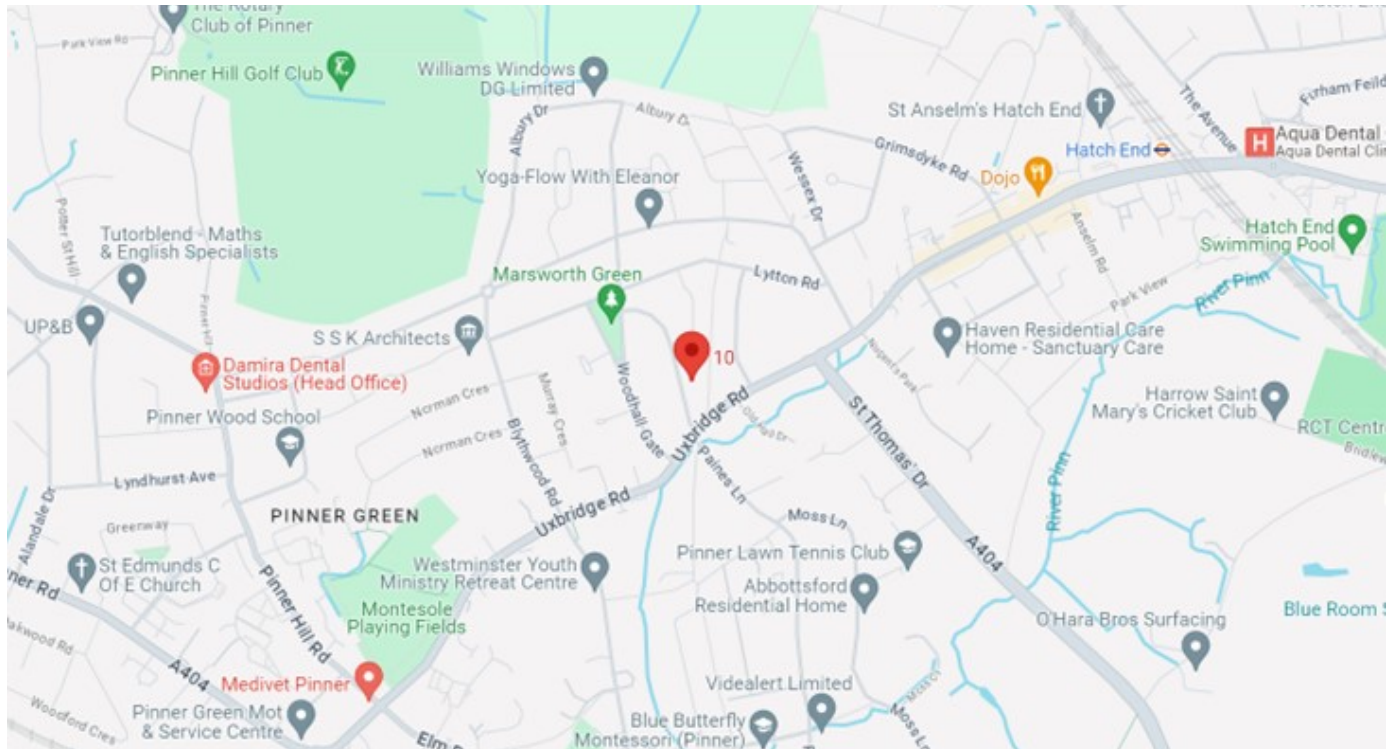
London Borough of Harrow - Band G - £3,604.67

LOCAL SCHOOLS

Pinner Wood School - 0.55 Miles
Grimsdyke School - 0.58 Miles
Northwood School - 1.04 Miles
St John's School - 1.04 Miles

LOCAL TRANSPORT

Hatch End Station (Overground) - 0.8 Miles
Pinner Station (Metropolitan Line) - 0.9 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Woodhall Drive

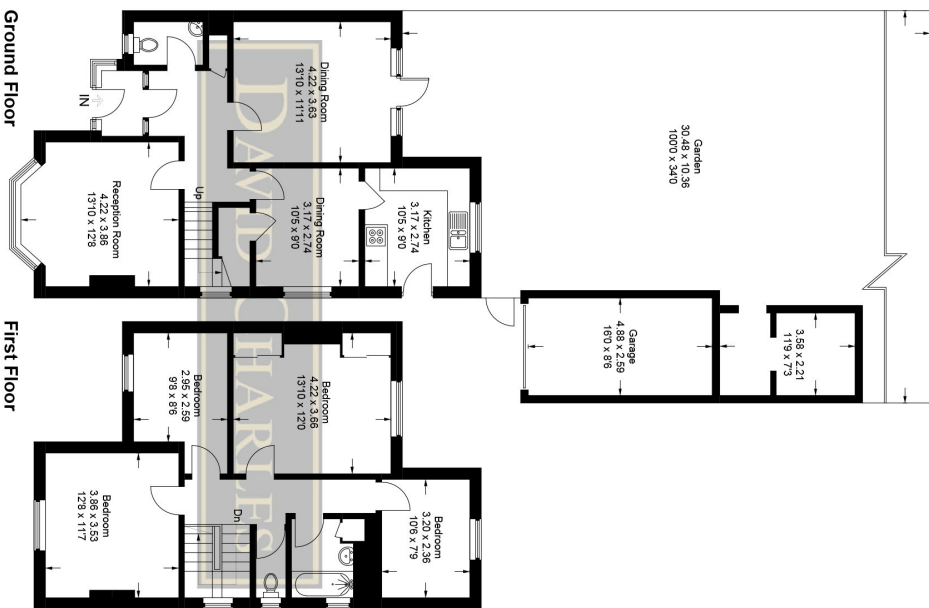
Approximate Gross Internal Area

Ground Floor = 67.4 sq m / 725 sq ft

First Floor = 64.0 sq m / 689 sq ft

Outbuildings = 20.7 sq m / 223 sq ft

Total = 152.1 sq m / 1,637 sq ft



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.