

# 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](http://www.david-charles.co.uk) • E-MAIL [pinnersales@david-charles.co.uk](mailto:pinnersales@david-charles.co.uk)

## WOODHALL AVENUE, PINNER VILLAGE, HA5 3DY



**PRICE....£1,550,000....FREEHOLD**

A rare opportunity to purchase this four/five bedroom detached family house (2114sq.ft/195.9 sq.m) in need of modernisation, set on a large plot in this much sought after turning in the heart of Pinner Village, which is ideally located within walking distance of Pinner Village Centre with its array of boutique shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. The accommodation comprises of own front door leading to an entrance hall, guest WC, triple aspect 20'6ft reception room, 13'11ft second reception room, kitchen/breakfast room and 14'8ft conservatory. On the first floor there are four bedrooms, family bathroom/WC, and a separate shower room. On the second floor there is a 14'9ft bedroom five with an opening to a shower and dressing area. Outside there is a gravelled carriage driveway leading to a detached 20ft garage and 100ft rear garden mainly laid to lawn, shrub and flower borders and tree screen to rear. The property gives any purchaser the opportunity to extend substantially to the side and rear (subject to planning permissions), making it future proof for any growing family.

**020 8866 0222**























## COUNCIL TAX

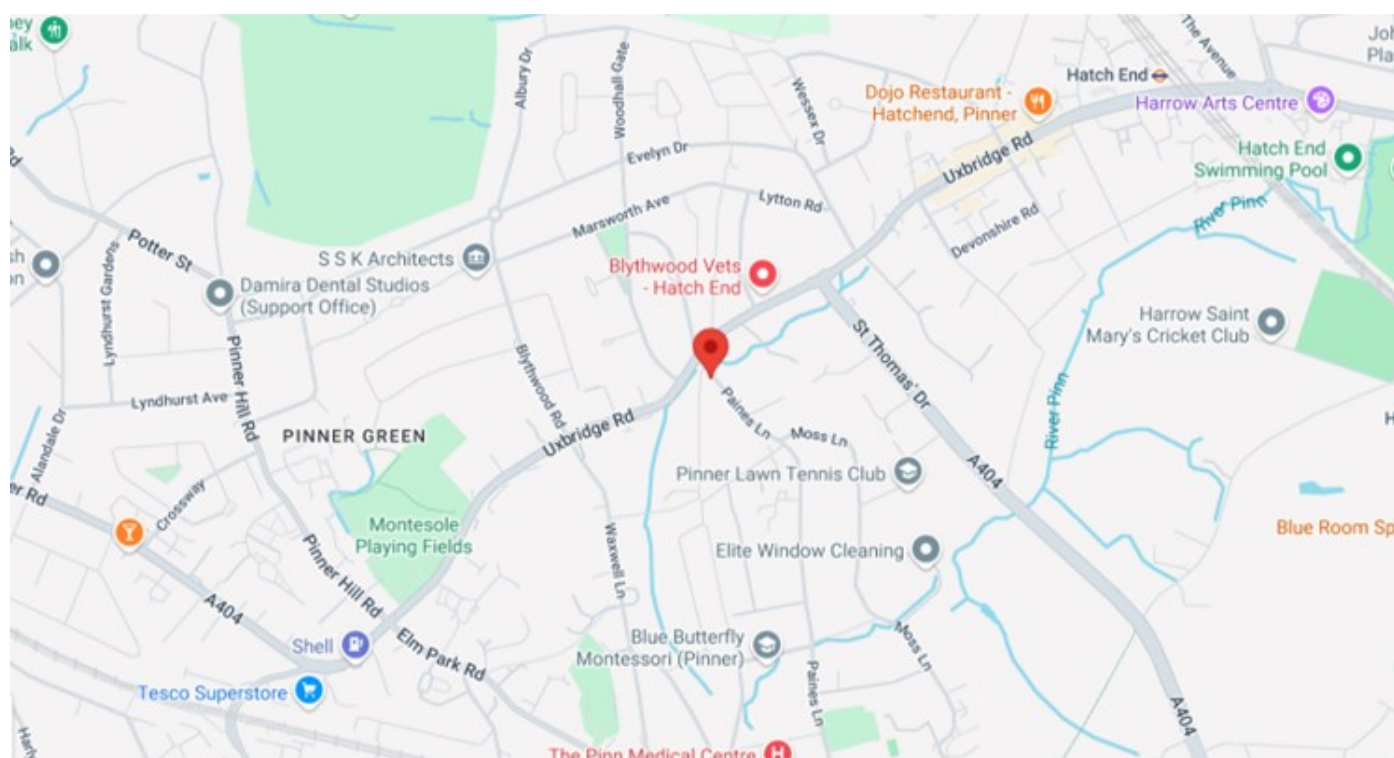
Harrow London Borough Council - Band G - £3,993.10

## LOCAL SCHOOLS

Pinner Wood School - 0.54 Miles  
Grimsdyke School - 0.77 Miles  
Northwood School - 1.04 Miles  
Nower Hill High School - 1.12 Miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.8 Miles



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Woodhall

Approximate Gross Internal Area

Ground Floor = 88.0 sq m / 947 sq ft

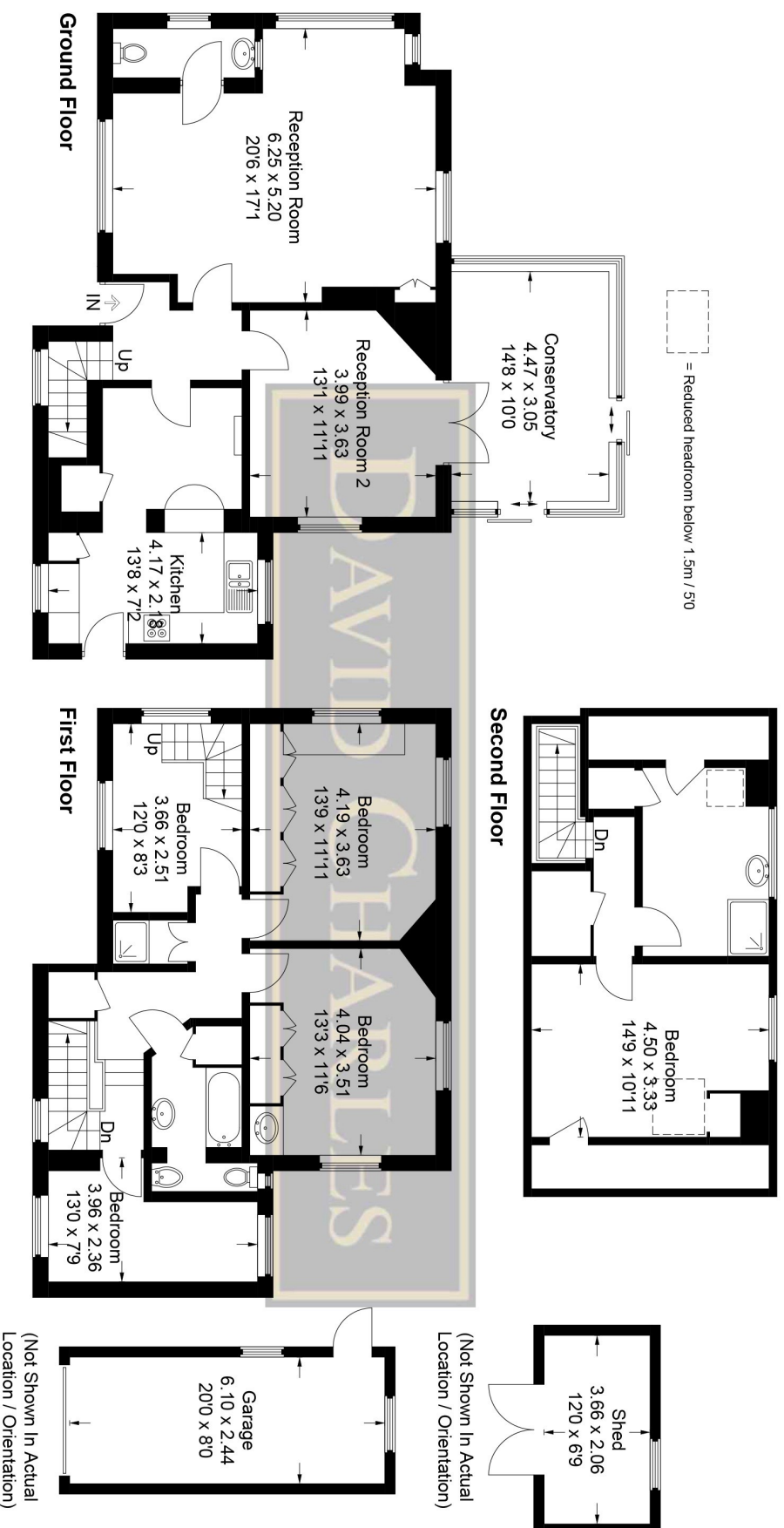
First Floor = 66.5 sq m / 716 sq ft

Second Floor = 41.9 sq m / 451 sq ft

Shed = 7.5 sq m / 81 sq ft

Garage = 14.9 sq m / 160 sq ft

Total = 218.8 sq m / 2,355 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.

© CJ Property Marketing Ltd Produced for Woodhall