



**AN ATTRACTIVE THREE BEDROOM ARTEGEN HOME IN A DESIRABLE LOCATION**

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Woodhall Gate, Pinner, Middlesex, HA5 4TL

**ROBSONS**

# AN ATTRACTIVE THREE BEDROOM ARTEGEN HOME IN A DESIRABLE LOCATION

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**ENTRANCE HALLWAY • GUEST WC • DOUBLE RECEPTION ROOM • MODERN KITCHEN / DINING ROOM • UTILITY ROOM • THREE BEDROOMS • FAMILY BATHROOM • SEPARATE WC • PRIVATE GARDEN • GARAGE**

## Description

A bright and well-presented three-bedroom family home with a modern, contemporary layout, situated in a desirable location close to both Pinner and Hatch End's amenities, schools and transport links.

The ground floor comprises an entrance hallway with a guest WC and stairs to the first floor. Off the hallway is a double-length reception room with a lovely character fireplace, and an adjoining kitchen / dining room. The kitchen offers a variety of white fitted units with integrated appliances and plenty of storage space, with bi-folding doors opening out to the garden. Completing the ground floor is a generously sized utility room.





To the first floor there are three well-appointed bedrooms with two benefiting from fitted wardrobes, a family bathroom and a separate WC.

Further benefits include a private rear garden that is part lawn and part patio, as well as a small front garden and a garage.

### **Location**

Woodhall Gate is located off Uxbridge Road, close to both Pinner and Hatch End high streets. Pinner and Hatch End offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets, as well as excellent transport links, including the Metropolitan Line at nearby Pinner Station and the Overground at Hatch End Station. Local bus links are also available.

The area will be served by Primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

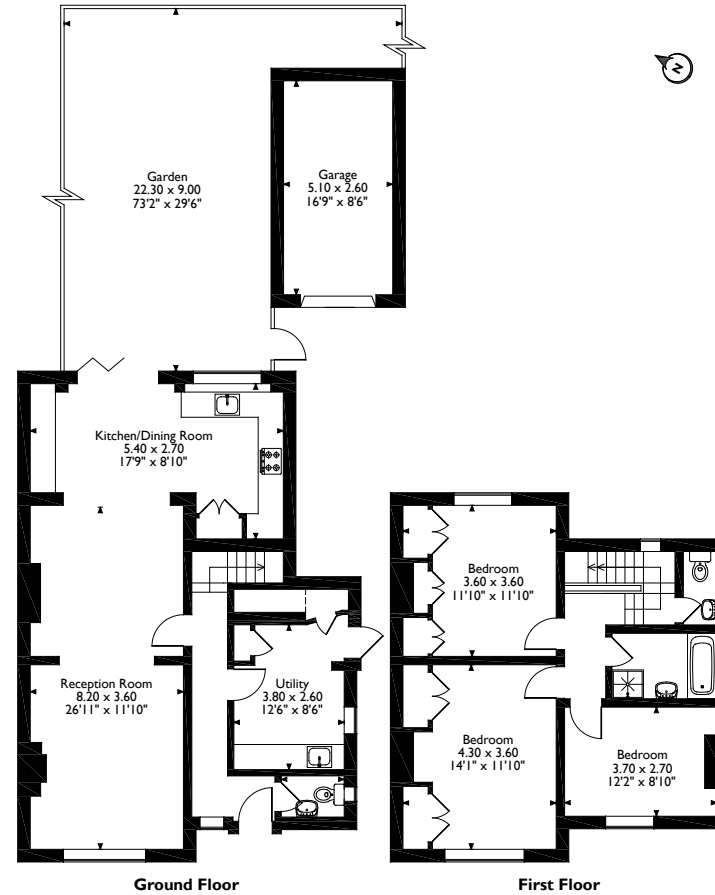
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band D



Woodhall Gate, Pinner  
Approximate Gross Internal Area  
Main House = 127 Sq M/1367 Sq Ft  
Garage = 13 Sq M/140 Sq Ft  
Total = 140 Sq M/1507 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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