

## A WELL-APPOINTED THREE BEDROOM ARTEGEN HOME

ROBSONS

Woodhall Gate, Pinner, HA5 4TN

ENTRANCE PORCH & HALLWAY • GUEST WC • THROUGH LOUNGE/DINING ROOM • MODERN KITCHEN • FAMILY/SITTING ROOM • THREE DOUBLE BEDROOMS • FAMILY BATHROOM, SEPARATE WC • ATTRACTIVE REAR GARDEN • SUMMER HOUSE / GARDEN OFFICE • OFF-STREET PARKING • DETACHED GARAGE

## Description

A spacious and well-presented three-bedroom Artegen home perfectly positioned for Hatch End and Pinner's amenities, as well as highly regarded local schooling and excellent transport facilities.

The ground floor comprises an entrance porch and hallway with access to a guest cloakroom. There is a modern-fitted kitchen with integrated appliances that flows through to a wrap-around family/sitting room. A large, through lounge / dining room completes the ground floor, with sliding doors opening up to the family/sitting room. To the first floor there are three spacious bedrooms all benefiting from fitted wardrobes, and a modern family bathroom with a bathtub, shower cubicle and separate w/c.

Externally, this great property boasts an attractive rear garden that is laid to lawn with a patio area and a generous summerhouse that is currently used as an office. To the front there is a driveway allowing off-street parking, a detached garage and a lawn.











## Location

Located off Uxbridge Road with both Pinner and Hatch End high street's nearby, offering a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station, as well as the Overground at Hatch End rail station, both providing a frequent service into the heart of Central London and beyond. The area is will served for Primary and secondary schools, children's parks/playgrounds and recreational facilities.

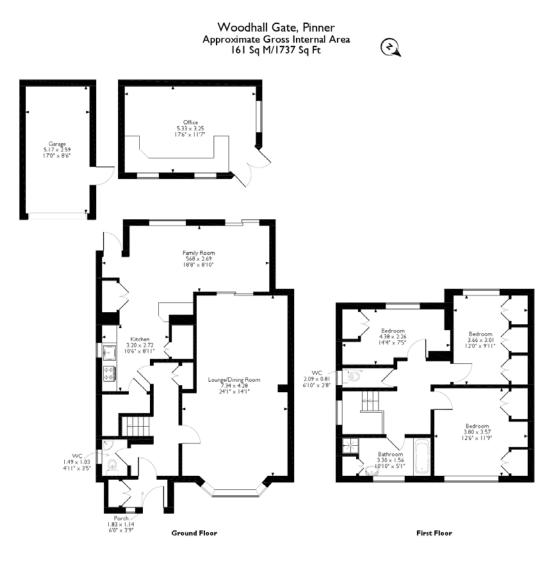
## **Additional Information**

Guide Price: Price on Application Tenure: Freehold Local Authority: London Borough of Harrow Council Tax: Band G Energy Efficiency Rating: Band D









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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