



**A MODERN AND WELL-PRESENTED 4 BEDROOM, 3 BATHROOM EXTENDED HOME**

Woodhall Gate, Pinner, HA5 4TY

**ROBSONS**

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**CONTEMPORARY KITCHEN/DINING/LIVING ROOM • MODERN KITCHEN • LOUNGE • GUEST CLOAKROOM • FOUR BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITES) • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING • GARAGE / GYM • FURTHER SCOPE TO EXTEND (STPP)**

### Description

An extended four-bedroom, three-bathroom family residence, in excess of 1,800 sq. ft with modern interiors throughout and an attractive rear garden, perfectly located for a choice of local high streets, schools and excellent transport links.

Upon entering the property, you are greeted by a large, contemporary kitchen/dining/living room that provides a great social space for families, with bi-folding doors opening out to the garden and flooding the room with natural light. There is a bespoke kitchen comprising modern units with integrated appliances, a generous living/dining area and a guest cloakroom. Completing the ground floor is a separate lounge.





Stairs lead to the first floor where there are four well-appointed bedrooms, two of which boast luxury en-suites, and a three-piece family bathroom. Three of the four bedrooms also benefit from fitted wardrobes.

Externally, this family home features an attractive rear garden, with a well maintained lawn and two seating areas. To the front, there is a driveway allowing off-street parking and a garage that has been modified and is utilised as a home gym. The garage can also be accessed internally.

### **Location**

Woodhall Gate is situated close to both Pinner and Hatch End high streets, which both offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include local bus links, the Overground at Hatch End Station and the Metropolitan Line at Pinner station.

The area is well served for primary and secondary schooling, including nearby Pinner Wood and Grimsdyke Primary School, as well as children's parks/playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: C



Approximate Gross Internal Area (Including Gym / Garage)

Ground Floor = 99.4 sq m / 1,070 sq ft

First Floor = 71.2 sq m / 766 sq ft

Total = 170.6 sq m / 1,836 sq ft

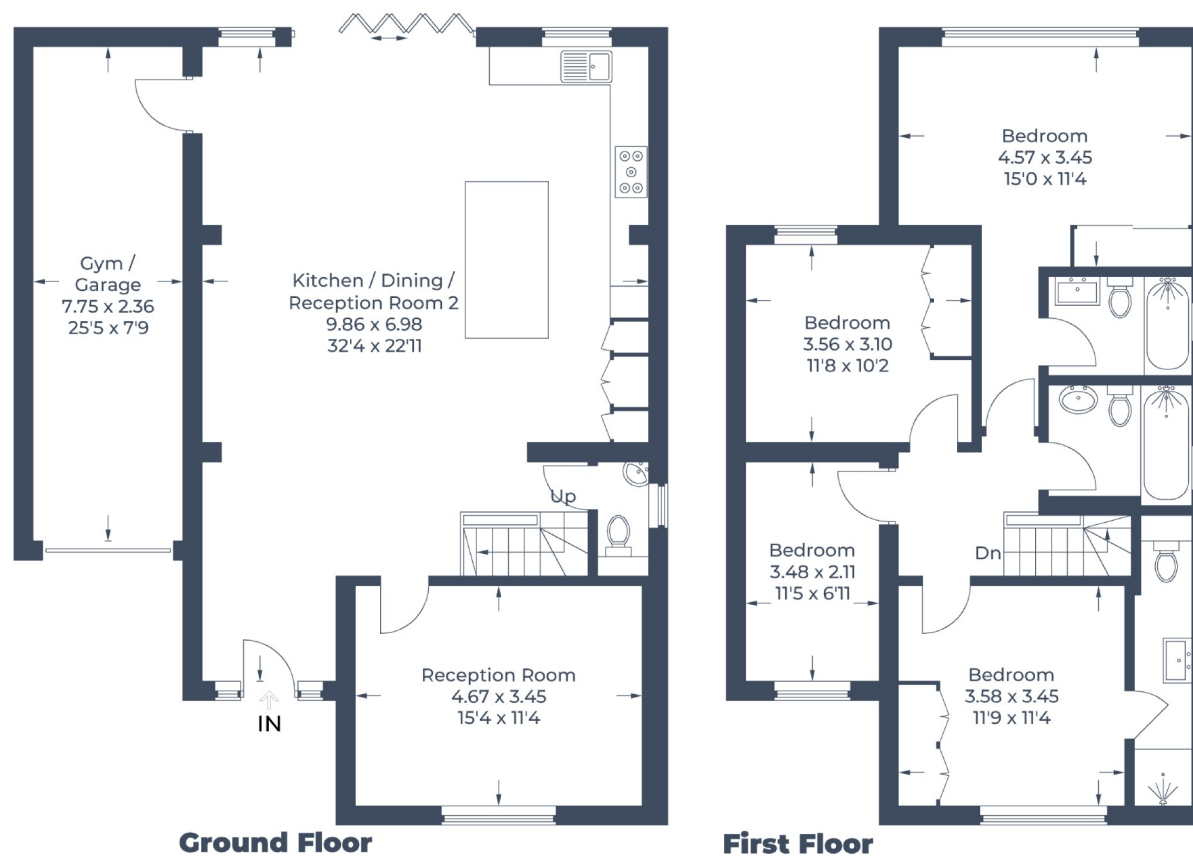


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