



**AN ATTRACTIVE & SPACIOUS 3 DOUBLE BEDROOM HOME IN A PRIME LOCATION**

Woodhall Drive, Pinner, HA5 4TG

**ROBSONS**



# A WELL-PRESENTED HOME ON THE PINNERWOOD PARK ESTATE

Woodhall Drive, Pinner, HA5 4TG

**ENTRANCE HALLWAY • GUEST CLOAKROOM •  
• TWO GENEROUS RECEPTION ROOMS •  
KITCHEN • THREE DOUBLE BEDROOMS •  
FAMILY BATHROOM, ADDITIONAL WC • 100FT  
REAR GARDEN • OWN DRIVEWAY • GARAGE •  
SCOPE TO EXTEND (STPP)**

## Description

This charming and well-maintained three-bedroom family home is situated in a quiet and desirable road. This lovely home is well presented, includes a large rear garden and has scope to extend (STPP). Ideal location as set within the catchment areas of outstanding local primary and secondary schools, excellent transport links of buses, mainline and tube stations and a variety of local & recreational amenities.

The ground floor comprises a welcoming entrance hall, a guest cloakroom, stairs to the first floor, a front aspect reception room with a feature fireplace and a large leaded light bay window, a dual aspect dining room with open brick fireplace, wood oak floor and patio doors that lead out to the garden and a well-appointed kitchen. The first floor consists of a gallery landing leading to three spacious double bedrooms, a large family bathroom and a separate WC.







This substantial home enjoys a large rear garden of approximately 100ft consisting of a lawn and patio area. The front garden has a maintained lawn with own driveway, allowing off-street parking and access to a private garage.

### Location

Woodhall Drive is within a short walking distance of both Hatch End Broadway and Pinner Village. Both have an array of restaurants, cafés, shops and supermarkets. For commuters, nearby Pinner Station offers a frequent service into London via the Metropolitan Line, with Hatch End Station providing the Overground service to London Euston.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

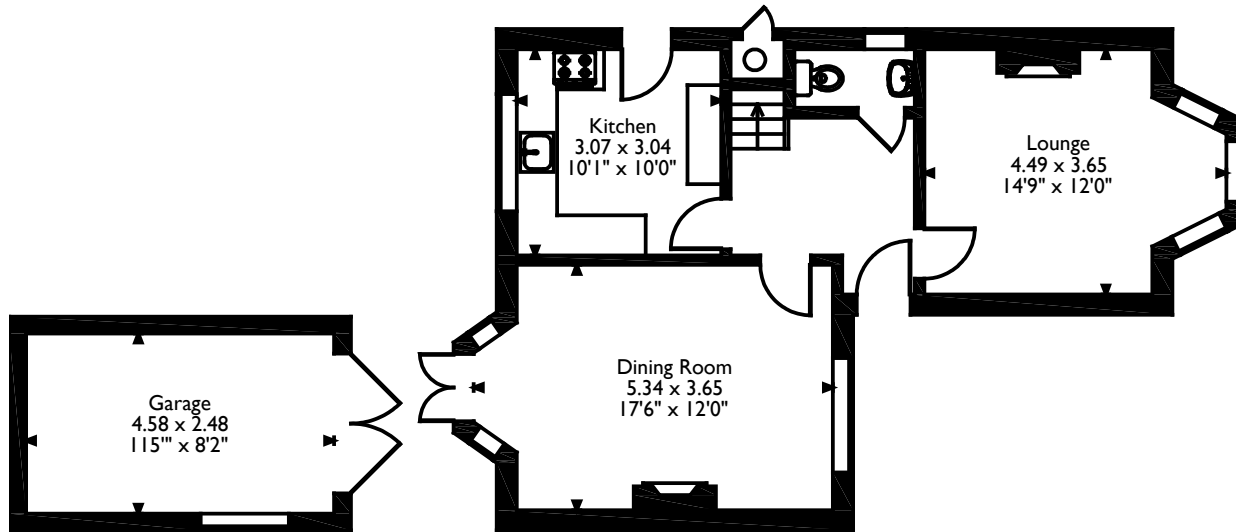
Council Tax: Band F

Energy Efficiency Rating: Band E

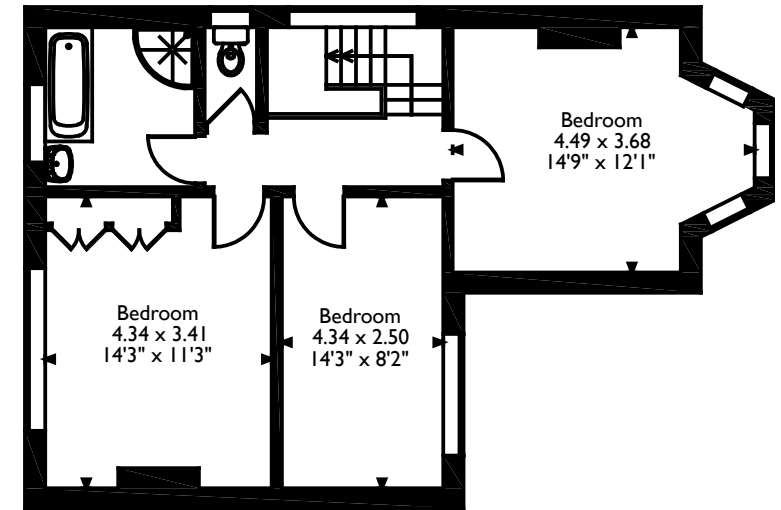




Woodhall Drive, Pinner  
Approximate Gross Internal Area  
Main House = 107 Sq M/1152 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 119 Sq M/1281 Sq Ft



**Ground Floor**



**First Floor**

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.

**ROBSONS**

1 High Street, Pinner, Middlesex, HA5 5PJ  
Tel: 0208 866 8083 Pinner@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.