

# Woodhall Drive

Pinner • • HA5 4TG  
Asking Price: £1,195,000



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Situated on a substantial plot within one of the area's most coveted conservation pockets, this detached residence is a rare find for those seeking a home with character and significant future potential. The ground floor offers a versatile layout, including a bright lounge, a formal dining room (which can easily serve as a fourth bedroom), a kitchen, and a guest cloakroom. Upstairs, the primary bedroom features a private en-suite, complemented by two further well-proportioned bedrooms and a family bathroom.

The exterior is equally impressive, boasting an expansive, secluded rear garden—a true sanctuary for families. To the front, a sweeping carriage driveway provides ample off-street parking and leads to a convenient garage. Perfectly positioned for the vibrant boutiques and eateries of both Pinner Village and Hatch End, this property represents a fantastic canvas for a buyer to create a bespoke masterpiece in a premier location.

THREE BEDROOM

DETACHED

NO ONWARD CHAIN

PRIVATE REAR GARDEN

CARRIAGE DRIVEWAY

SOUGHT AFTER LOCATION

MULTIPLE RECEPTION ROOMS

GARAGE

POTENTIAL TO EXTEND STPP

1803 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





**Ground Floor**

Approx. 102.0 sq. metres (1097.4 sq. feet)



**First Floor**

Approx. 65.6 sq. metres (705.6 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Total area: approx. 167.5 sq. metres (1803.0 sq. feet)



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		01/01/2008	01/01/2010

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.