



AN ELEGANT FIVE BEDROOM DETACHED FAMILY RESIDENCE OCCUPYING A CORNER PLOT WITH A DETACHED GARAGE AND CARRIAGE DRIVEWAY

Woodhall Avenue, Pinner, HA5 3DY

ROBSONS

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**DETACHED • FIVE BEDROOMS • TWO
RECEPTION ROOMS • FAMILY BATHROOM /
TWO SHOWER EN-SUITES • KITCHEN / UTILITY
/ DINING ROOM • OFFICE AND GUEST W.C. •
LANDSCAPED GARDEN, PATIO AND SHED •
DETACHED GARAGE AND CARRIAGE
DRIVEWAY • APPROX SQ. FT 2,900 INCL
GARAGE • CORNER PLOT**

Description

Set within an attractive corner position, this impressive detached family residence offers approximately 2,900 sq ft across two floors. Approached via a welcoming porch leading into a spacious entrance hallway, with fitted storage cupboards. To the front is a well-proportioned reception room, while a further front-aspect reception room benefits from a feature fireplace. The kitchen/dining room is fitted with an extensive range of cabinetry, integrated appliances and a breakfast bar, with space for a dining table and patio doors leading to the garden. A separate utility area with direct access to the garden. Also situated on this floor is an office with a shower en-suite and patio doors directly onto the garden. A guest cloakroom completes the ground floor.





To the first floor, the principal bedroom benefits from fitted wardrobes, a walk-in closet and a private shower room. Four further well-proportioned bedrooms are served by a family bathroom and separate WC. Externally, the rear garden features a full-width patio adjoining a substantial landscaped lawn, complemented by established shrubs and mature trees, creating a private and attractive outdoor setting. The front of the property benefits from a detached garage with a useful shed to the rear, complemented by an impressive wraparound carriage driveway providing ample off-street parking for multiple vehicles and gated access to the rear. Landscaped raised beds and steps leading from the pavement further enhance the attractive frontage.

Location

Pinner and Hatch End can be found within moments from this property offering a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner station and the Overground at Hatch End rail station, both these lines provide a frequent service into the heart of Central London and beyond. The area is also well served for Primary and Secondary Schooling, as well as children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: H Energy Efficiency Rating: C

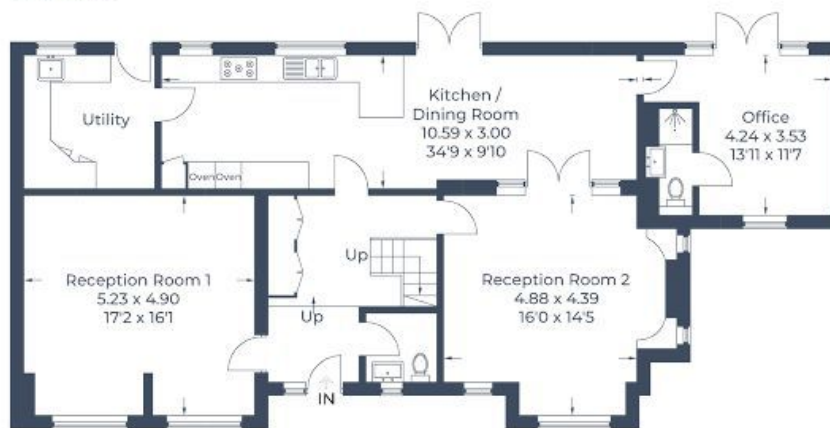
For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.



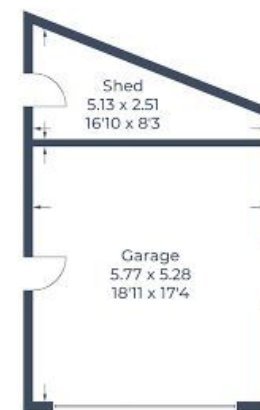
Approximate Gross Internal Area
 Ground Floor = 126.4 sq m / 1,360 sq ft
 First Floor = 103.9 sq m / 1,118 sq ft
 Garage / Shed = 39.5 sq m / 425 sq ft
 Total = 269.8 sq m / 2,903 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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