



**A FIVE BEDROOM, THREE BATHROOM HOME IN EXCESS OF 2,400 SQ. FT.**

Woodhall Avenue, Pinner, HA5 3DY

**ROBSONS**

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**ENTRANCE HALL • TWO RECEPTION ROOMS •  
GENEROUS KITCHEN / BREAKFAST ROOM •  
UTILITY ROOM • FIVE BEDROOMS • THREE  
BATH/SHOWER ROOMS (ONE EN-SUITE) •  
REAR GARDEN • OUTBUILDING / GARDEN  
OFFICE • OFF-STREET PARKING**

### Description

A substantial five-bedroom, three-bathroom detached property with spacious interiors and an imposing frontage, situated on a desirable road just a short walk from both Pinner and Hatch Ends amenities. With the convenience of local transport links close by, as well as a choice of highly regarded schools, the property is perfect for family living.

The ground floor comprises an entrance hall with stairs to the first floor and access to a guest WC and shower room. There are two large reception rooms with one having patio doors opening out to the garden, and a generous kitchen / breakfast room complete with ample storage, integrated appliances and access to the garden. In addition, there is a utility room.





Five bedrooms are located on the first floor, with the principal bedroom boasting an en-suite and a private balcony, and a luxury family bathroom.

The property has a good-sized rear garden that is laid to lawn with a patio area, and has a garden shed and an outhouse for storage, as well as a garden office. Off-street parking is available for multiple cars at the front of the property, via your own driveway.

### **Location**

Woodhall Avenue is located off Paines Lane, a short walk from both Pinner and Hatch End High Streets. For commuters, nearby Pinner Station provides the Metropolitan Line services into London, with Hatch End Station providing the Overground to London Euston. Local bus routes are also easily accessible.

The area is well-served by primary and secondary schools, including Pinner Wood, West Lodge and Grimsdyke Primary Schools.

### **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.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
 Ground Floor = 112.1 sq m / 1,207 sq ft  
 First Floor = 100.6 sq m / 1,083 sq ft  
 Outbuildings = 13.3 sq m / 143 sq ft  
 Total = 226.0 sq m / 2,433 sq ft



Illustration for identification purposes only,  
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