

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

WOODHALL DRIVE, PINNER, MIDDLESEX, HA5 4TG



PRICE....£1,195,000....FREEHOLD

This attractive double fronted detached family residence (1927 sq. ft/179 sq. m) was built in a Georgian style in the 1980's and is offered with vacant possession. It is set on a substantial plot of 0.2 acres within the Pinner Wood Park Estate and is located within three quarters of a mile of Pinner Town Centre and half a mile of Hatch End Broadway, with both offering a wide range of restaurants, shops, cafes, supermarkets and the Metropolitan Line and Overground Train Stations. Pinner Wood Primary School and Grimsdyke Primary School (Ofsted Outstanding) are also within walking distance. The house benefits from an east/west aspect filling the accommodation with natural light and includes a 22' x 16' double aspect living room, a separate dining room, kitchen and cloakroom. The first floor the master bedroom has an en-suite bathroom, there are two further double bedrooms and a family bathroom. Outside the secluded 100ft rear garden has a bright westerly aspect and a large patio (ideal for entertaining), a main lawn and mature shrub and tree inlays and borders. There are two garages at both sides of the property and off street parking for several cars. It has excellent potential for a large extension (subject to planning permission).

020 8866 0222











COUNCIL TAX

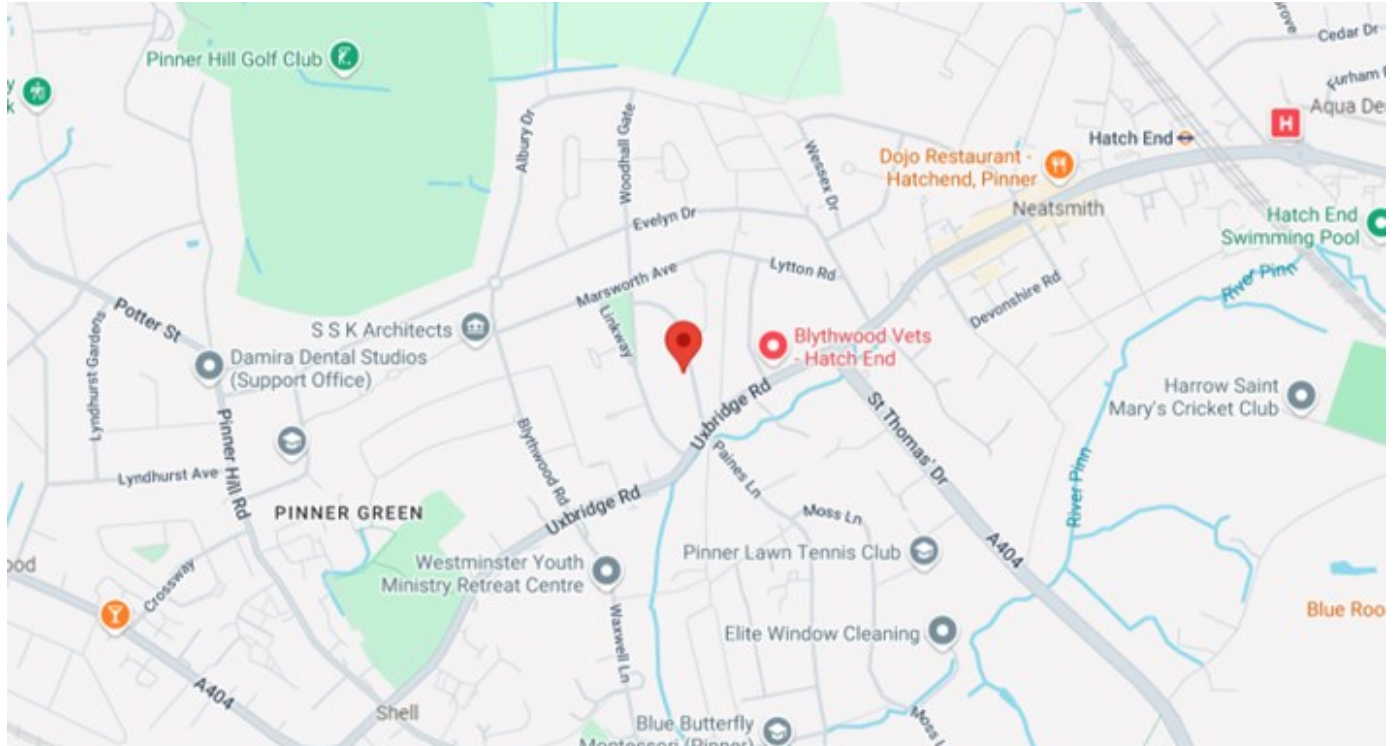
London Borough of Harrow - Band G - £3,993.10

LOCAL SCHOOLS

Pinner Wood School - 0.51 Miles
Grimsdyke School - 0.68 Miles
Northwood School - 1.02 Miles
St John's School - 1.01 Miles

LOCAL TRANSPORT

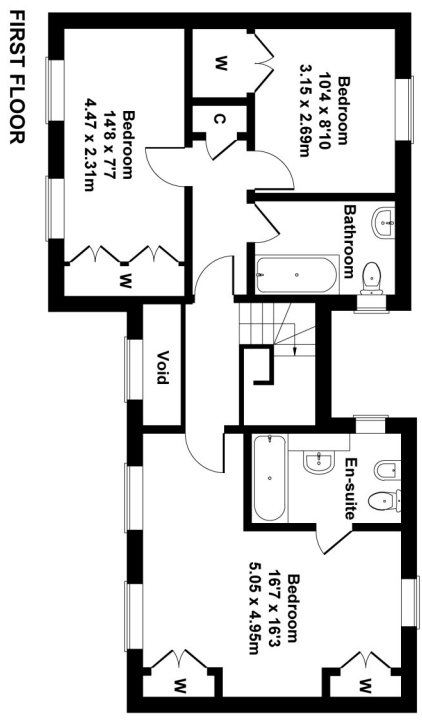
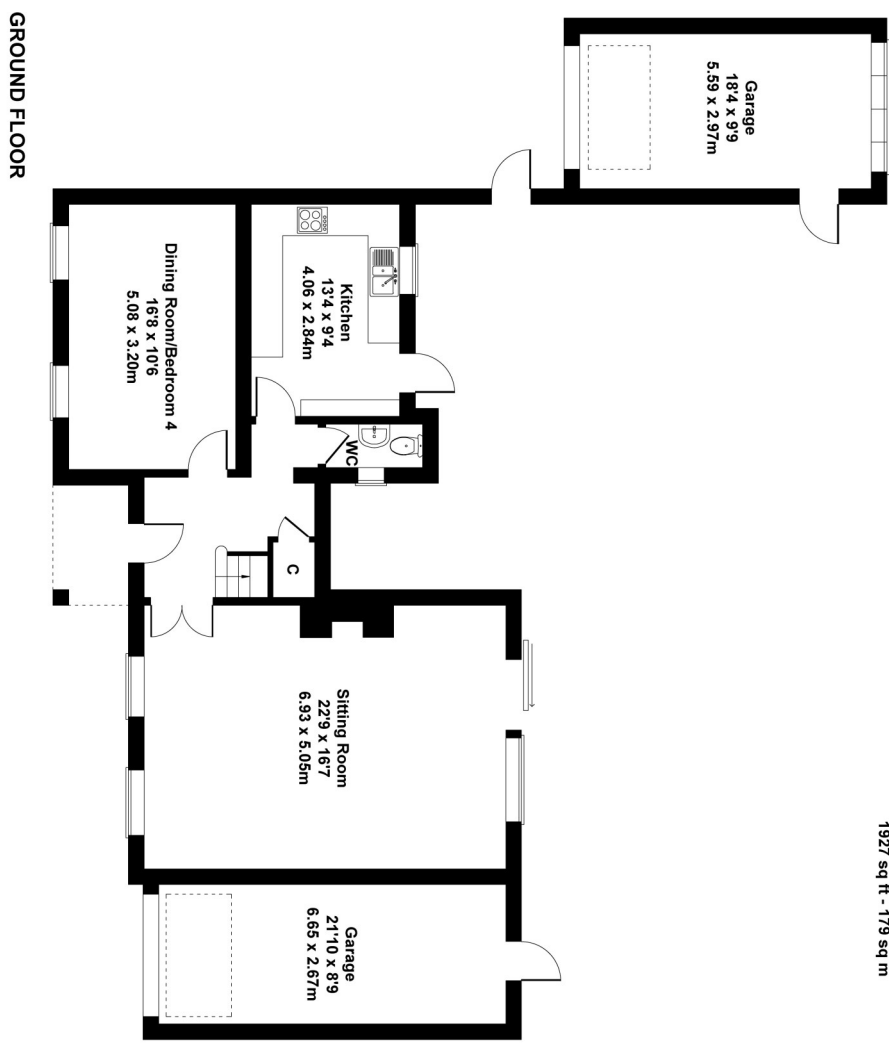
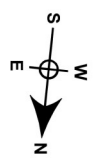
Hatch End Station (Overground) - 0.8 Miles
Pinner Station (Metropolitan Line) - 0.9 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Woodhall Drive, Pinner
 Approximate Gross Internal Area
 1927 sq ft - 179 sq m



Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.

For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.