

# DAVID CHARLES

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## WOODHALL DRIVE, PINNER, MIDDLESEX, HA5 4TG



**PRICE....£949,950....FREEHOLD**

This extended three-bedroom semi-detached family home (1,946 sq ft / 180.8 sq m, including outbuildings) is presented in excellent condition and has been upgraded to a high specification by the current owners. The interior has been thoughtfully designed in a contemporary style, featuring herringbone wood flooring, luxurious carpets and accented wallpaper to complement the overall design. At the heart of the home is a stunning 22' x 21' open-plan living, dining and kitchen space, complete with a central island and composite work surfaces, ideal for both everyday family life and entertaining. There is also a second reception room with an original fireplace and a guest cloakroom. The first floor offers two double bedrooms, a well proportioned 9' third bedroom and a luxurious family bath and shower room. Externally, there is an own drive with off street parking and an electric car charging point, a garage with utility area, decking, outdoor kitchen space and a superb 93' west-facing rear garden. Nestled to the rear of the garden among the tall trees is an impressive 25' x 15' cedarwood cladded cabin with the interior finished to a very high standard. The cabin also benefits from bi-fold doors, wood flooring and full internet connections, providing a highly versatile space ideal for a home office, gym or family den. The house is located on a quiet tree lined road within half a mile of Pinner Wood School (Ofsted Outstanding) and three quarters of a mile from Pinner Town Centre.

**020 8866 0222**















### **COUNCIL TAX**

London Borough of Harrow - Band F - £3,460.69

### **LOCAL SCHOOLS**

Pinner Wood School - 0.51 Miles

Grimsdyke School - 0.71 Miles

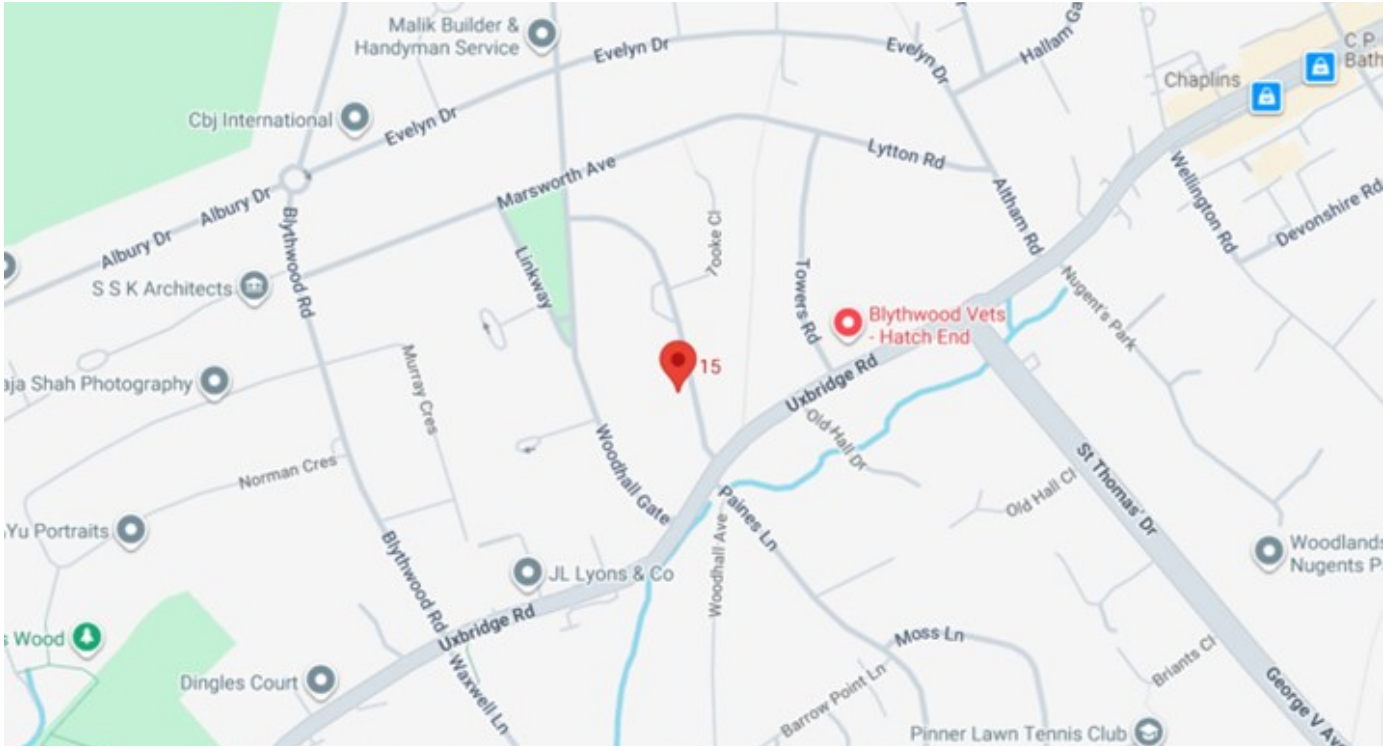
Northwood School - 1.02 Miles

St John's School - 1.04 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Woodhall Drive

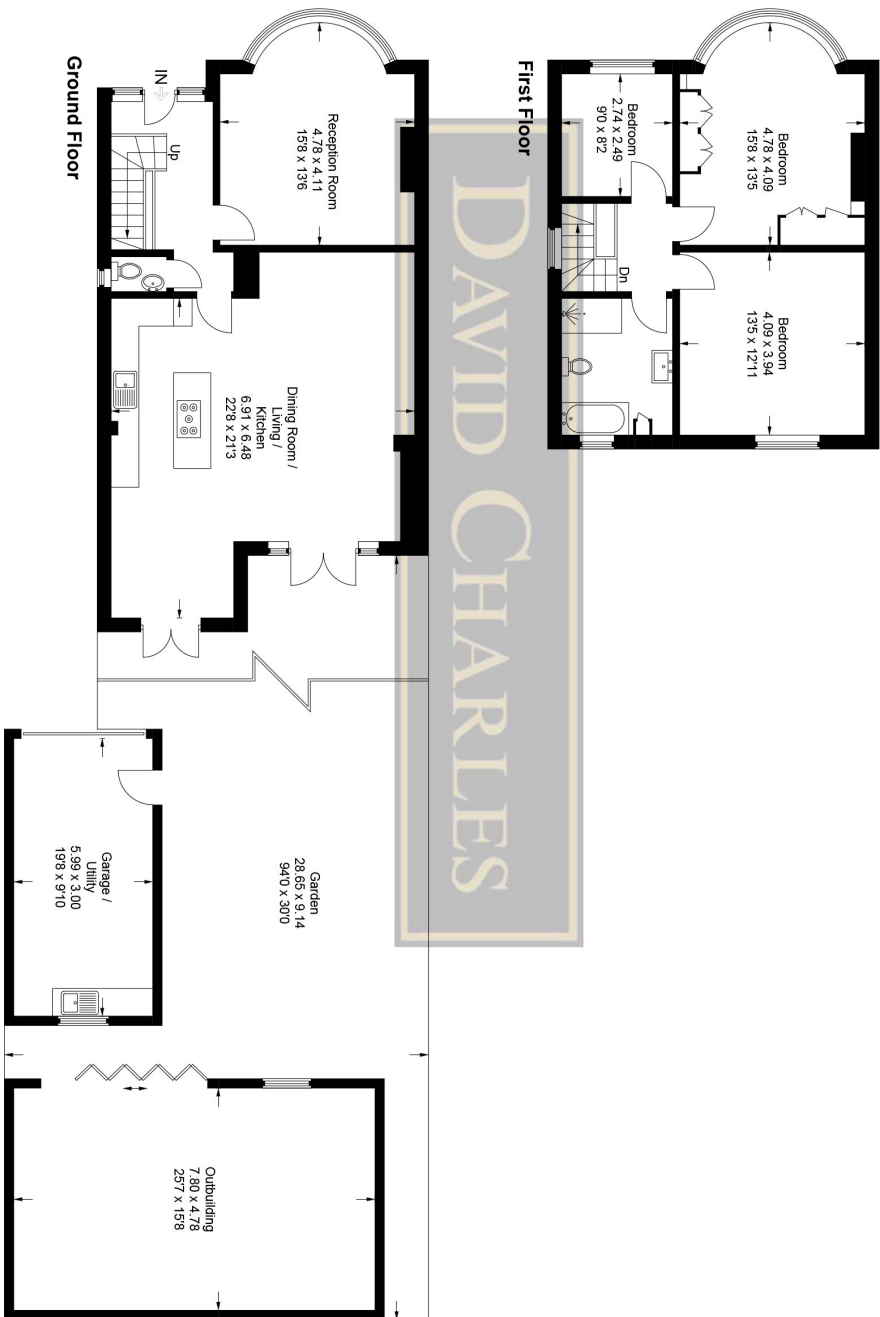
Approximate Gross Internal Area

Ground Floor = 72.0 sq m / 775 sq ft

First Floor = 53.4 sq m / 575 sq ft

Outbuildings = 55.4 sq m / 596 sq ft

Total = 180.8 sq m / 1,946 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**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.*