



**A BEAUTIFULLY PRESENTED THREE-BEDROOM FAMILY HOME WITH STYLISH
OPEN-PLAN LIVING, GARAGE, OWN DRIVEWAY AND OFF-STREET PARKING**

Woodhall Drive, Pinner, Middlesex, HA5

ROBSONS

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**SEMI DETACHED • THREE BEDROOMS •
FAMILY BATHROOM • LIVING ROOM •
KITCHEN / BREAKFAST ROOM • GROUND
FLOOR W.C • GARDEN, PATIO AND GARDEN
ROOM • EXTENDED • GARAGE, OWN
DRIVEWAY AND OFF STREET PARKING**

Description

Entering through the front door, the welcoming entrance hall provides useful understairs storage and leads into the front-aspect living room, featuring a bay window and attractive feature fireplace. To the rear, the impressive open-plan kitchen, breakfast room and second reception area creates a superb space for modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, integrated appliances, eye-level oven and a central island incorporating a hob and breakfast bar. Double set of French doors and a separate kitchen patio door open directly onto the rear patio, creating an excellent connection between the indoor and outdoor spaces. A guest W.C. completes the ground floor. The first floor provides three well-proportioned bedrooms, complemented by a stylish four-piece family bathroom.





Externally, the spacious rear garden features a generous patio and dedicated BBQ area, with steps leading down to a well-maintained lawn and access to the garage / utility area. Positioned to the rear of the garden is a substantial outbuilding, currently arranged as a reception/games room with bifold doors overlooking the garden, providing an excellent additional space for entertaining, working from home or family use.

To the front, the property is approached via a lawned garden with mature trees and shrub borders, while side access leads through to the rear garden and garage. A private driveway provides valuable off-street parking.

Overall, this is a superb family home offering versatile accommodation, stylish open-plan living and exceptional outside space, including a substantial garden outbuilding.

Location

Woodhall Drive is within a short walking distance of both Hatch End Broadway and Pinner Village. Both have an array of restaurants, cafés, shops and supermarkets. For commuters, nearby Pinner Station offers a frequent service into London via the Metropolitan Line, with Hatch End Station providing the Overground service to London Euston.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

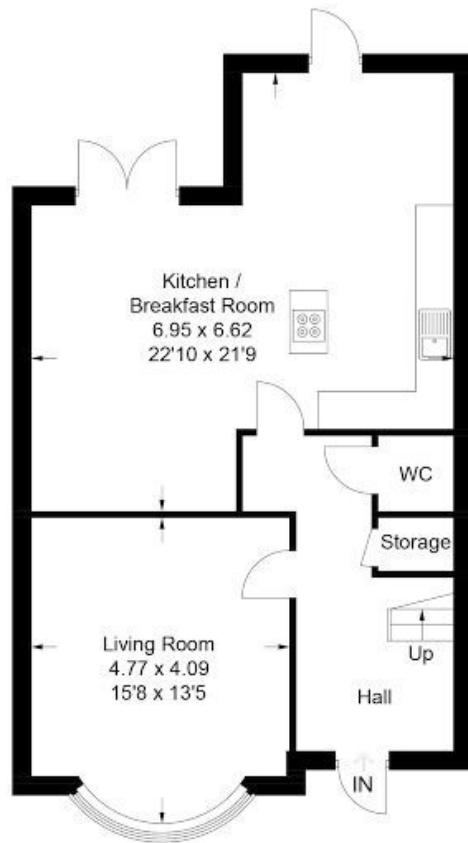
Energy Efficiency Rating: C

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

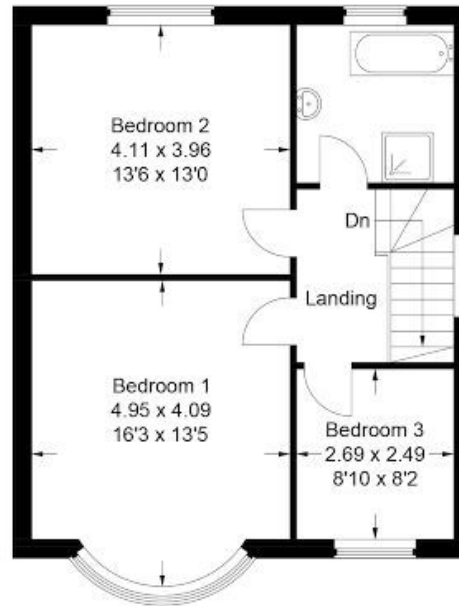


15 Woodhall Drive

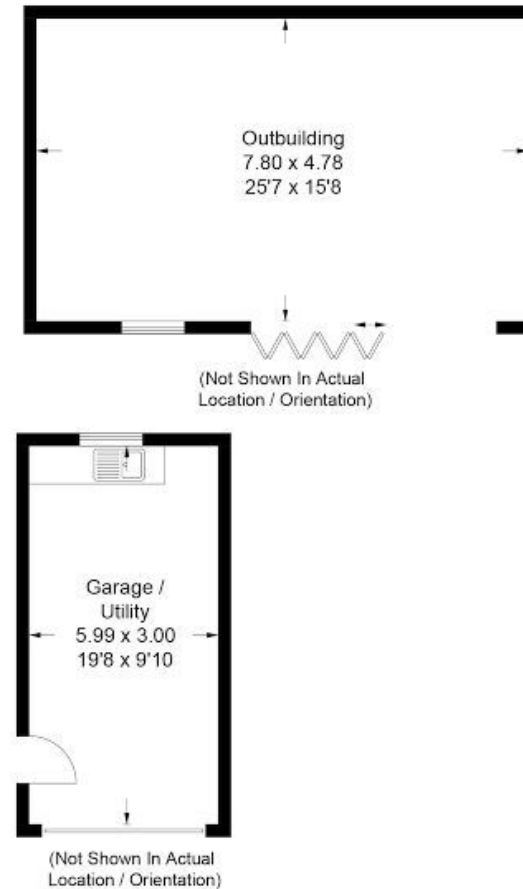
Approximate Gross Internal Area
 Ground Floor = 66.8 sq m / 719 sq ft
 First Floor = 56.6 sq m / 609 sq ft
 Outbuildings = 55.4 sq m / 596 sq ft
 Total = 178.8 sq m / 1,924 sq ft



Ground Floor



First Floor



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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