



## A FOUR BEDROOM FAMILY HOME IN THE HEART OF PINNER VILLAGE

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Woodhall Avenue, Pinner, Middlesex, HA5 3DX

**ROBSONS**



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**ENTRANCE HALLWAY • GUEST WC • SPACIOUS LOUNGE • DINING ROOM • CONSERVATORY • KITCHEN/BREAKFAST ROOM • STUDY • FOUR BEDROOMS, ONE EN-SUITE • FAMILY BATHROOM • LARGE PRIVATE GARDEN • OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP)**

## Description

A four bedroom family home situated on a sought-after road in Pinner Village, moments from local amenities. The ground floor briefly comprises a welcoming entrance hall with a guest cloakroom, a spacious lounge with two sets of French doors allowing plenty of natural light, an adjoining dining room with a feature fireplace and a conservatory. Completing the ground floor is a generous size kitchen / breakfast room with integrated appliances and a study. To the first floor there is a master bedroom benefitting from an en-suite shower room, three further bedrooms and a family bathroom.

The property offers an ideal opportunity to substantially develop to create the ideal family home







Externally the property boasts an attractive, larger than average garden that is laid to lawn with mature shrubs and a patio area perfect for outdoor dining in the summer months. To the front there is a large driveway with a well maintained area of lawn and a garage.

### Location

Situated on a sought-after road in the heart of Pinner Village within walking distance of Pinner and Hatch End high streets, both of which offer a vast selection of boutique shops, coffee houses, restaurants and supermarkets. For commuters there are excellent transport facilities close by with the Metropolitan line available at Pinner station and the Overground at Hatch End station. The area is well served by local primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### Additional Information

Guide Price: Price on Application

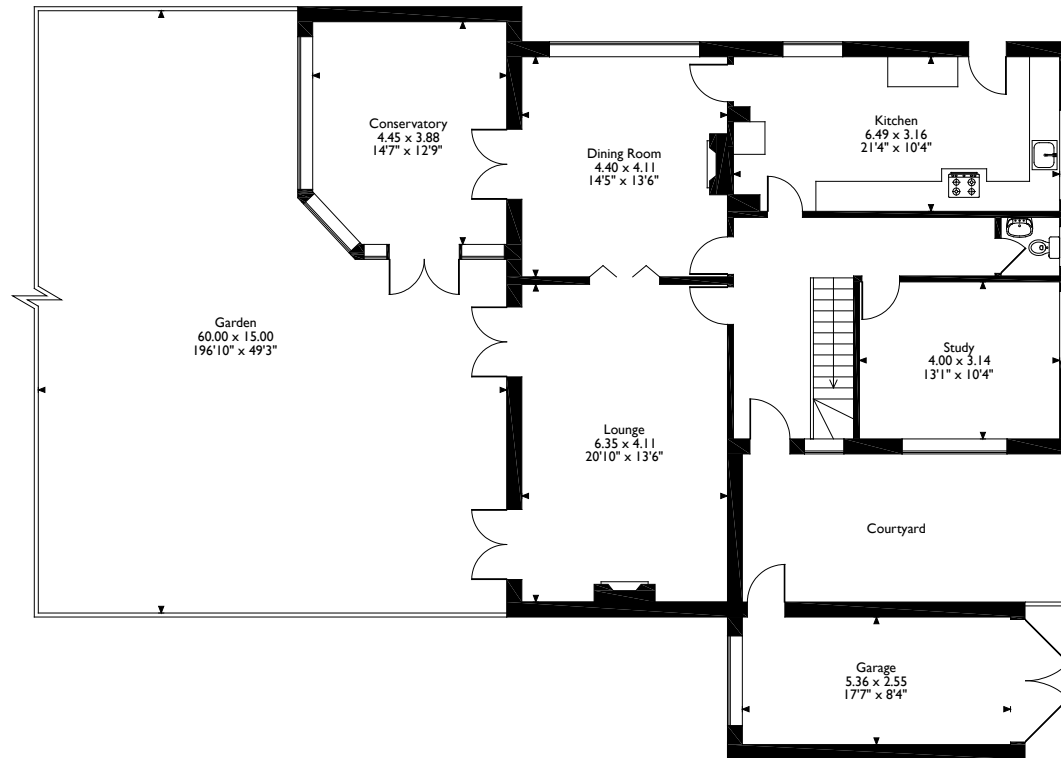
Tenure: Freehold

Local Authority: London Borough of Harrow

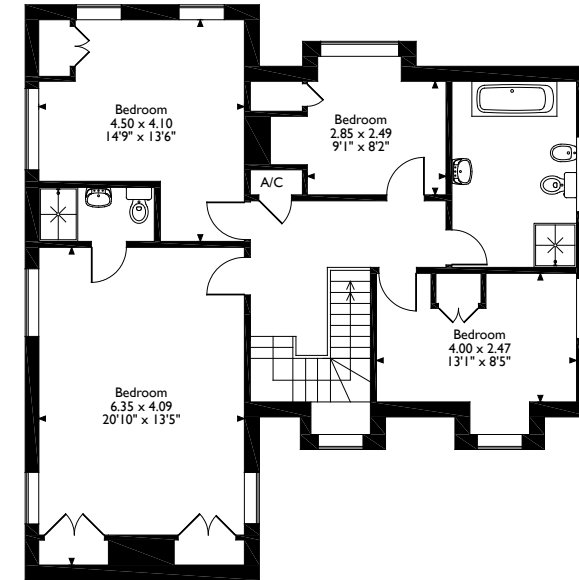
Energy Efficiency Rating: Band E



Woodhall Avenue, Pinner  
Approximate Gross Internal Area  
Main House = 202 Sq M/2187 Sq Ft  
Garage = 14 Sq M/147 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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