



AN OUTSTANDING FIVE BEDROOM FAMILY RESIDENCE IN A SEMI-RURAL LOCATION

Woodhall Road, Pinner, HA5 4UA

ROBSONS

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**SEMI-RURAL LOCATION • TWO RECEPTION
ROOMS • LARGE KITCHEN/DINING ROOM •
UTILITY ROOM • FIVE BEDROOMS • THREE
BATH/SHOWER ROOMS • GUEST CLOAKROOM
• STUNNING REAR GARDEN • OUTBUILDING
/ GARDEN STUDIO • OFF-STREET PARKING &
GARAGE**

Description

Enjoying a tranquil, semi-rural location that forms part of the Pinnerwood Farm conservation area, is this outstanding, five bedroom family residence that has been extended to create a haven of space for the family to enjoy. This property is thought to have been built as a gate house to the Pinner Hill Estate and boasts view over local farmland.

The ground floor comprises a large L-shaped reception room that is partially divided creating a small snug that opens up to a lovely light-filled sitting room. There is a second smaller reception room with a feature fire place, and a well-equipped utility room offering an additional integrated oven, plumbing for a washing machine & dryer, and allows access to a guest cloakroom.



Images coming soon

Images coming soon

Images coming soon

Images coming soon

Completing the ground floor is an impressive kitchen / dining room with picturesque views over the rear garden. The kitchen features ample worktop and storage space with integrated Siemens appliances, a mega-flow system, water softener and underfloor heating. To the first floor there is a galleried landing, two family bathrooms, one of which boasts 'his and hers' wash basins and a roll top bath, the other has a wet room. There are four generous double bedrooms with two featuring a Juliet balcony, and a master bedroom with a dressing room, an en-suite with a wet room, and a Juliet balcony.

Externally there is a wrap around garden with a patio area and a wooden bridge allowing access to a second patio area surrounded by mature shrubs and well- maintained flower beds. To the rear of the garden there is an outbuilding / garden studio with the added benefit of lighting, plumbing, a sink and a built-in fridge freezer. There is also access to a large store room. To the side of the property there is a gravelled driveway leading up to the garage.

Location

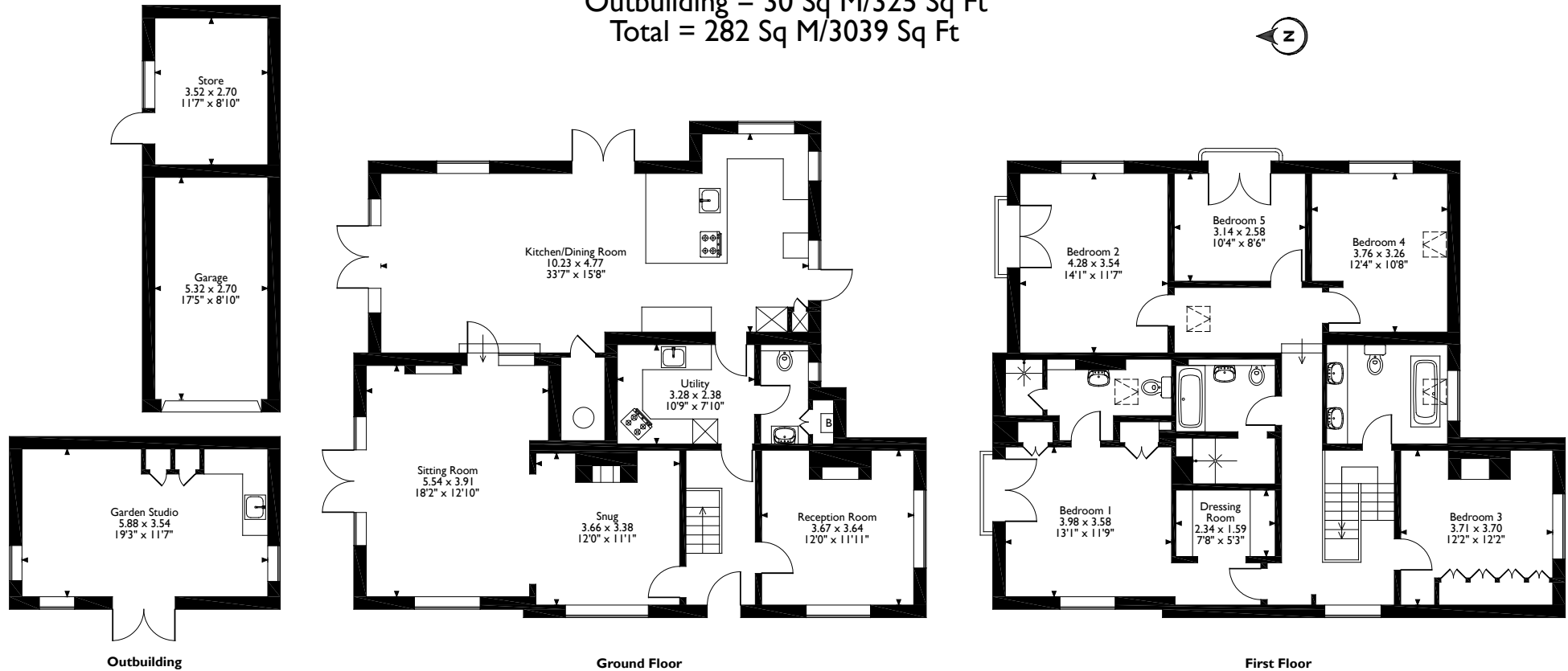
Situated just a short distance from Hatch End, Pinner and Northwood and Northwood Hills, all of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport links in the area including the Metropolitan line which is accessible at either Pinner, Northwood or Northwood Hills, and the Overground services at Hatch End station. The area is well served by both state and private schooling, children's play areas and recreational facilities.

Images coming soon

Images coming soon

Images coming soon

Woodhall Road, Pinner
 Approximate Gross Internal Area
 Main House = 238 Sq M/2560 Sq Ft
 Garage = 14 Sq M/154 Sq Ft
 Outbuilding = 30 Sq M/325 Sq Ft
 Total = 282 Sq M/3039 Sq Ft



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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