



52
A WELL-PROPORTIONED THREE BEDROOM ARTAGEN STYLE FAMILY HOME

Woodhall Gate, Pinner, HA5 4TL

ROBSONS

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**ENTRANCE HALLWAY • GUEST CLOAKROOM
• TWO RECEPTION ROOMS • KITCHEN/
BREAKFAST ROOM • CONSERVATORY • THREE
BEDROOMS • FAMILY BATHROOM • PRIVATE
REAR GARDEN • GARAGE • SHARED DRIVEWAY**

Description

A well presented three bedroom Artagen style home ideally situated for both Pinner and Hatch End's amenities, as well as local schools and excellent transport facilities.

The ground floor comprises an entrance hallway with a guest cloakroom, two generous reception rooms, both with a feature fireplace, and a conservatory. Completing the ground floor is fully fitted kitchen / breakfast room. To the first floor there are two double bedrooms, a further bedroom and a family bathroom with a separate WC. Externally the property boasts a well-presented, landscaped garden that is laid to lawn with a variety of shrubs and flowerbeds, with a patio area for alfresco dining in the summer months. There is also the added benefit of a garage with electricity that is currently utilised as a studio, and a shared driveway,





Location

Situated close to both Pinner and Hatch End which both offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links, the Overground at Hatch End railway station and the Metropolitan Line at Pinner station. The area is well served for 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

Council Tax: Band F

Energy Efficiency Rating: Band E



Woodhall Gate, Pinner
Approximate Gross Internal Area
115 Sq M/1247 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.

ROBSONS

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