



**Rare 3-Bed Detached Chain Free Prime Pinner 80ft Garden + Extn scope 2 Mod
Baths/shower rooms Modern Kitchen Garage Walk to top Schools**

Woodhall Gate, Pinner, HA5 4TY

ROBSONS

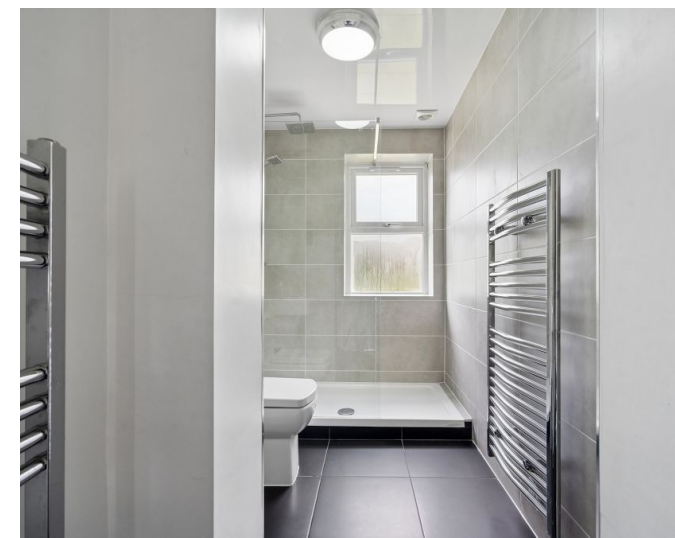
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Rarely available, Chain-Free 3-bedroom detached home on a superior plot • Approx. 80ft private rear garden on deep, well-proportioned plot • Excellent scope to extend front and rear (STPP) • Two reception rooms plus additional garden-facing living space • Two contemporary shower rooms, incl. ground-floor suite with dressing area • Modern kitchen overlooking and accessing the garden • Spacious principal bedroom with dual-aspect garden views • Private garage, front garden & driveway parking

Description

A rare and compelling opportunity to secure a chain-free detached residence occupying a deep plot on Woodhall Gate, one of the widest, and highly sought-after roads within the desirable Pinner Wood Park Estate. Held within the same ownership since 1987, this ready to move in east facing three-bedroom home with an approx. 80ft rear garden, also offering excellent long-term potential to enhance and extend to the front and rear (STPP), is within walking distance of outstanding OFSTED-rated schools, in a location where quality family homes are consistently in demand.

The accommodation extends to versatile interiors ideally suited to modern family living. An entrance hall leads to two principal reception rooms, complemented by an additional rear living space overlooking the garden. The kitchen is thoughtfully arranged with pleasant views across the garden and direct access to it.





A valuable ground floor shower room with adjoining dressing area, further enhances practicality. To the first floor are three bedrooms served by a contemporary shower room. Of particular note is the generous principal bedroom, enjoying attractive outlooks across both the mature rear garden and the tree-lined frontage.

Externally, the approximately 80ft private rear garden also offers scope for extension (neighbouring precedent) as this section of character Artagen-style homes on Woodhall Gate is not within a conservation area. To the front, the property is well set back from the road behind a generous frontage incorporating a private garage, front garden with driveway parking and further unrestricted on-road parking.

Location

Perfectly positioned for families, the house lies within walking distance of outstanding-OFSTED rated schools, together with convenient access to all amenities and excellent transport connections of both Pinner and Hatch End stations. Detached homes of this nature, occupying plots of this calibre within Pinner Wood Park, rarely become available offering an exceptional opportunity to secure one with excellent scope to extend and enhance over time.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: F

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



Approximate Gross Internal Area
Ground Floor = 71.6 sq m / 771 sq ft
First Floor = 49.2 sq m / 529 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 133.5 sq m / 1,437 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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