



A CHARACTERFUL THREE BEDROOM SEMI DETACHED FAMILY HOME WITH GARAGE, OWN DRIVEWAY AND POTENTIAL TO EXTEND (STPP)

Woodhall Gate, Pinner, HA5 4TX

ROBSONS

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**SEMI DETACHED • THREE BEDROOMS •
FAMILY BATHROOM • GUEST W.C. •
THROUGH LOUNGE • KITCHEN / BREAKFAST
ROOM • DINING ROOM • GARDEN, PATIO &
SHED • GARAGE, OWN DRIVEWAY •
POTENTIAL TO EXTEND (STPP)**

Description

A spacious semi-detached family home set on a generous plot. The ground floor comprises an entrance hall with a guest W.C. and useful storage. To the front of the property is the impressive Through Lounge, extending towards the rear of the home and flowing through to the spacious Kitchen/Breakfast Room. A feature fireplace provides an attractive focal point, whilst the large bay window to the front floods the room with natural light. Positioned off the hallway towards the middle, the separate Dining Room benefits from fitted storage cupboards. To the rear, the spacious Kitchen / Breakfast Room overlooks the garden. The kitchen is fitted with an extensive range of cupboards, integrated appliances. Patio doors open directly onto the rear patio, while a separate side door provides access to the garden. The first floor offers three well-proportioned bedrooms while the





generous principal bedroom benefits from fitted wardrobes. Completing this floor is the family bathroom with a separate W.C. Immediately adjoining the house is a paved patio leading onto a large area of lawn bordered by mature trees, established shrubs and well-stocked planted borders. The property benefits from a detached garage and is approached via its own private driveway providing off-street parking for several vehicles. A neatly maintained front lawn is complemented by mature hedging,

Location

Woodhall Gate is located off Uxbridge Road, with both Pinner and Hatch End High Streets nearby, offering a variety of boutique shops, restaurants, coffee houses and popular supermarkets. For commuters, there is easy access to local bus routes, with the Metropolitan Line at nearby Pinner Station. In addition, the Overground is available at Hatch End Station.

The area is well served by primary and secondary schools, including Pinner Wood, Grimsdyke and Primary Schools, as well as children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

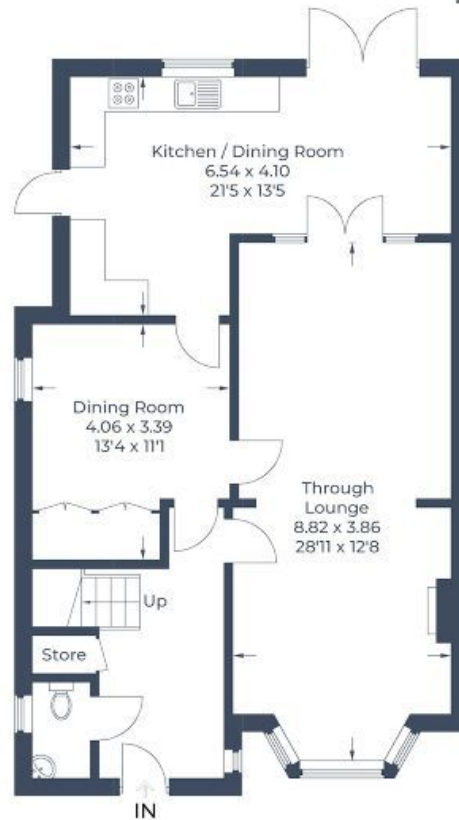
Council Tax Band: F

Energy Efficiency Rating: D

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



Approximate Gross Internal Area
 Ground Floor = 81.8 sq m / 880 sq ft
 First Floor = 56.0 sq m / 603 sq ft
 Outbuilding = 21.8 sq m / 235 sq ft
 Total = 159.6 sq m / 1,718 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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