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WOODHALL AVENUE, PINNER VILLAGE, MIDDLESEX, HA5 3DX



PRICE....£1,495,000....FREEHOLD

A rare opportunity to purchase this chain free unmodernised four bedroom detached house (209 sq.m/2,249 sq.ft) situated on this much sought after turning in the heart of Pinner Village, which is ideally located within walking distance of Pinner Village centre with its vast array of boutique shops, coffee houses, restaurants and Metropolitan Line Tube Station giving swift access to Central London. The accommodation comprises of 17'11ft sitting room, 16'6ft dining room, 12'11ft kitchen/breakfast room with separate larder, workshop, guest WC and garage. On the first floor there are four bedrooms and family bathroom and separate WC. Benefits includes 61'3ft carriage drive, two garages and 129'6ft x 63'3ft west backing rear garden. The property gives any purchasers the opportunity to update the accommodation to their exact requirements and offers excellent potential to extend (subject to planning permissions) to make this home future proof for any growing family.

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COUNCIL TAX

London Borough of Harrow - Band G - £3,270.60


LOCAL SCHOOLS

Pinner Wood School - 0.54 miles
Grimsdyke School - 0.76 miles
Nower Hill High School - 1.11 miles
Hatch End High School - 1.17 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 miles
Hatch End Station (Overground) - 0.9 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Woodhall Avenue

Approximate Gross Internal Area

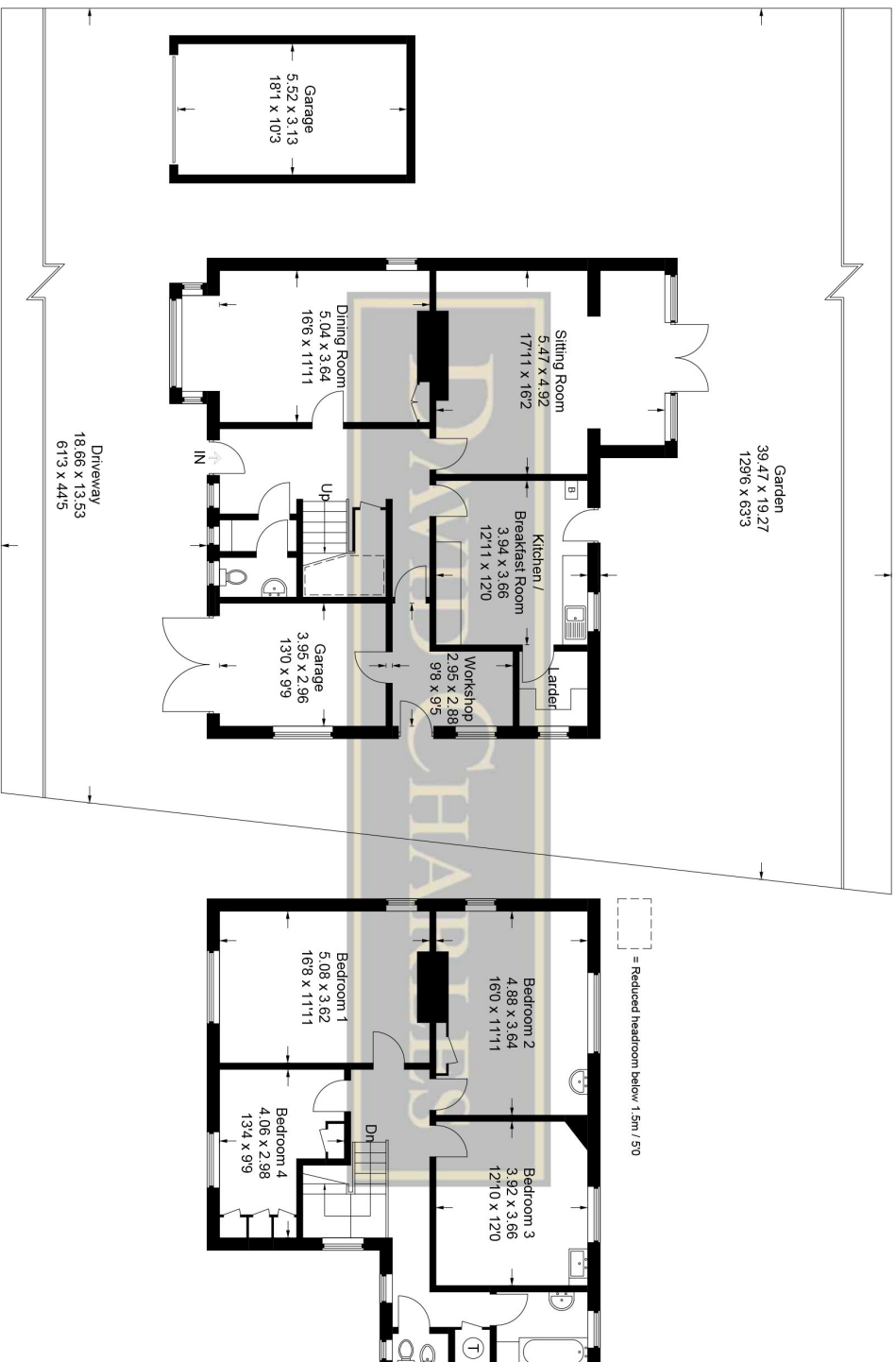
Ground Floor = 107.7 sq m / 1,159 sq ft

(Including Attached Garage)

First Floor = 84 sq m / 904 sq ft

Detached Garage = 17.3 sq m / 186 sq ft

Total = 209 sq m / 2,249 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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