



A SUBSTANTIAL 5 BEDROOM FAMILY HOME IN EXCESS OF 3,000 SQ.FT

Woodhall Avenue, Pinner, HA5 3DX



SPACIOUS ENTRANCE HALLWAY • GUEST CLOAKROOM • THREE RECEPTION ROOMS • CONSERVATORY • KITCHEN • UTILITY • GARAGE • PRINCIPAL BEDROOM WITH EN-SUITE • FOUR FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • STUNNING REAR & FRONT GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS

Description

A substantial five-bedroom, two-bathroom, detached family residence in excess of 3,000 sq. ft. with a stunning rear garden, and off-street parking for multiple cars, ideally set on a sought-after road close to both Pinner and Hatch End's amenities.

The ground floor comprises a grand entrance hallway providing access to all the main living areas. There are two adjacent, front aspect reception rooms that are currently utilised as a TV room & a dining room, one of which features an original character fireplace. A large lounge is set to the rear of the ground floor with two sets of French doors leading to the garden and conservatory, with an exposed brick open fire and plenty of natural light. A well-equipped kitchen overlooks the garden and offers a variety of units with integrated appliances, a large kitchen island and an adjoining utility room. There is the added benefit of access to the garage via the utility room, ideal for use for extra storage space. Completing the ground floor is a guest cloakroom.





To the first floor there is a spacious galleried landing with a large window flooding the floor with natural light, a principal bedroom boasting fitted wardrobes and an en-suite bathroom with both a bath tub and a shower, four further double bedrooms (three with fitted wardrobes) and a five-piece family bathroom.

Externally, this family home features a stunning, large rear garden that is laid to lawn with tall, established trees that provide a level of privacy, and a selection of manicured shrubs / hedges. There is also a generous patio area with a covered Pergola, allowing you to enjoy the garden all year round. To the front of the property there is a carriage driveway allowing off-street parking for multiple cars.

Location

Situated off Paines Lane close to both Pinner high street and Hatch End high street, which both offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner station offers a frequent service into London via the Metropolitan Line, with the Overground available at Hatch End station. There is also easy access to local bus routes. The area is well served by highly regarded primary and secondary schooling (both state and private), children's parks and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

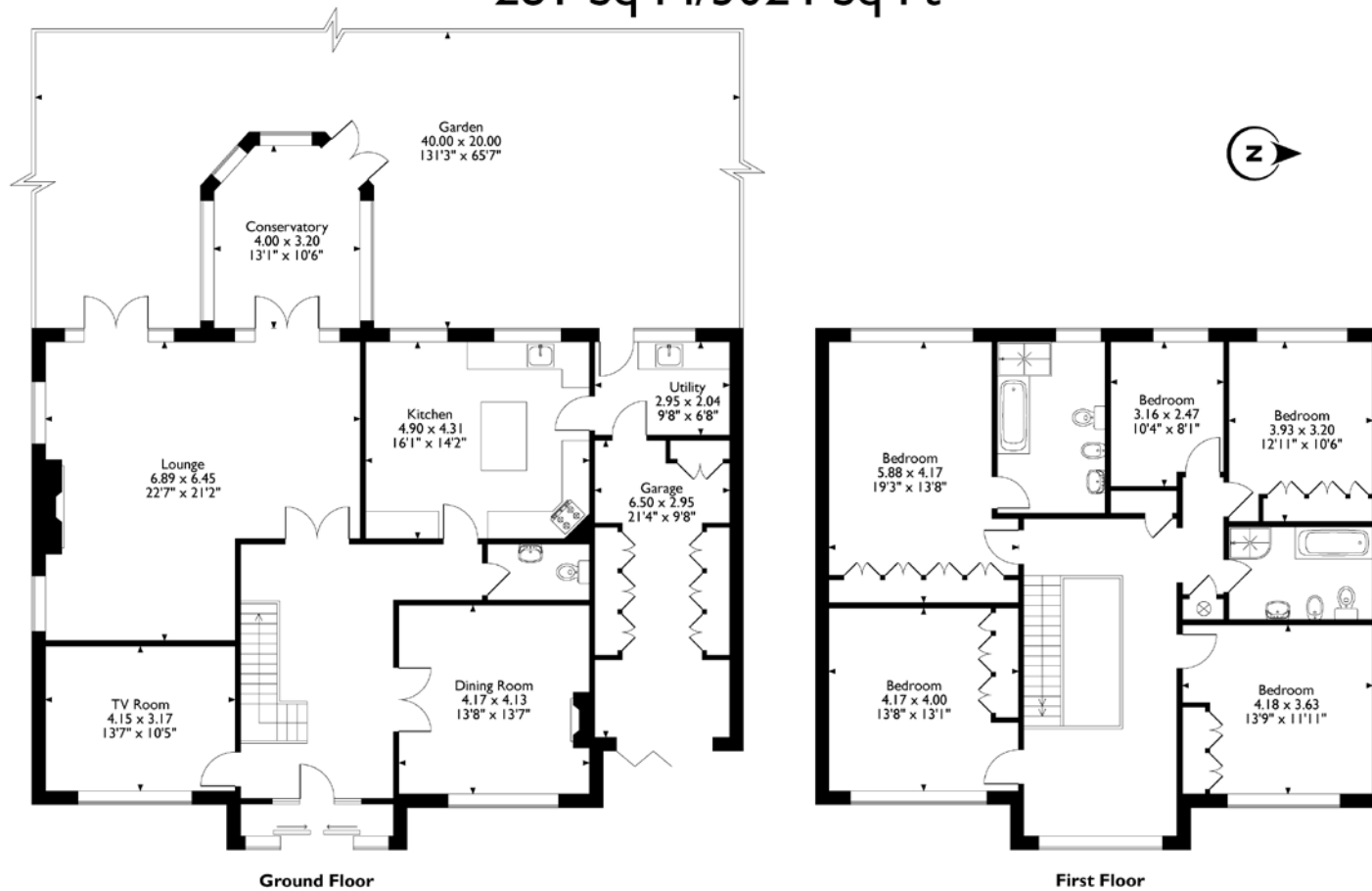
Council Tax: Band H

Energy Efficiency Rating: Band D



Woodhall Avenue, Pinner

Approximate Gross Internal Area 281 Sq M/3024 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.

ROBSONS

1 High Street, Pinner, Middlesex, HA5 5PJ
Tel: 0208 866 8083 Pinner@robsonswb.com
www.robsonswb.com

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1