

# AN ATTRACTIVE THREE BEDROOM ARTEGEN HOME IN A DESIRABLE LOCATION

ROBSONS

Woodhall Gate, Pinner, Middlesex, HA5 4TL

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## ENTRANCE HALLWAY • GUEST WC • DOUBLE RECEPTION ROOM • MODERN KITCHEN / DINING ROOM • UTILITY ROOM • THREE BEDROOMS • FAMILY BATHROOM • SEPARATE WC • PRIVATE GARDEN • GARAGE

### Description

A bright and well-presented three-bedroom family home with a modern, contemporary layout, situated in a desirable location close to both Pinner and Hatch End's amenities, schools and transport links.

The ground floor comprises an entrance hallway with a guest WC and stairs to the first floor. Off the hallway is a doublelength reception room with a lovely character fireplace, and an adjoining kitchen / dining room. The kitchen offers a variety of white fitted units with integrated appliances and plenty of storage space, with bi-folding doors opening out to the garden. Completing the ground floor is a generously sized utility room.











To the first floor there are three well-appointed bedrooms with two benefiting from fitted wardrobes, a family bathroom and a separate WC.

Further benefits include a private rear garden that is part lawn and part patio, as well as a small front garden and a garage.

### Location

Woodhall Gate is located off Uxbridge Road, close to both Pinner and Hatch End high streets. Pinner and Hatch End offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets, as well as excellent transport links, inlcuding the Metropolitan Line at nearby Pinner Station and the Overground at Hatch End Station. Local bus links are also available.

The rea is will served by Primary and secondary schooling, children's parks/playgrounds and recreational facilities.

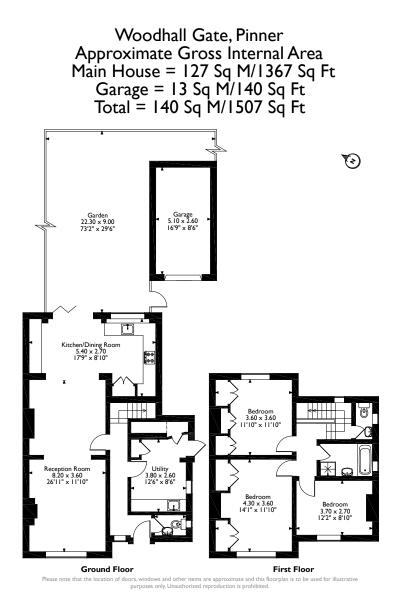
#### **Additional Information**

Guide Price: Price on Application Tenure: Freehold Local Authority: London Borough of Harrow Council Tax: Band F Energy Efficiency Rating: Band D











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