

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

WOODHALL AVENUE, PINNER VILLAGE, HA5 3DY



PRICE....£1,450,000....FREEHOLD

This naturally bright and well presented detached four bedroom family house (176.5 sq.m/1,900 sq.ft) is situated in this much sought after no through turning in the heart of Pinner Village, which is ideally located within walking distance of the village centre with its array of shops, restaurants, coffee houses, Marks & Spencer Food Hall, the Metropolitan Line Tube Station and within the school catchments of Pinner Wood and Grimsdyke Primary Schools (Ofsted Outstanding). The accommodation on the ground floor comprises of an entrance hall with wooden floor, 16ft front reception room with Oriel Bay window, 15ft dining room with wood flooring and double glazed French doors to the rear garden, an extended 19ft modern kitchen/breakfast room and guest WC. On the first floor there is a 14ft master bedroom with Oriel Bay window and luxury en-suite shower room, 15ft bedroom two, two further bedrooms and a luxury fitted family bathroom. Outside there is a 19ft garage with its own drive and off street parking for three to four cars and an approximate 100ft rear garden with a brick paved patio area with steps to lawn with mature shrub and flower borders, brick paved sun terrace and garden shed. The property gives any purchaser the benefit of future proof for a growing family with excellent potential to extend to side and rear (subject to planning permissions).

020 8866 0222













COUNCIL TAX

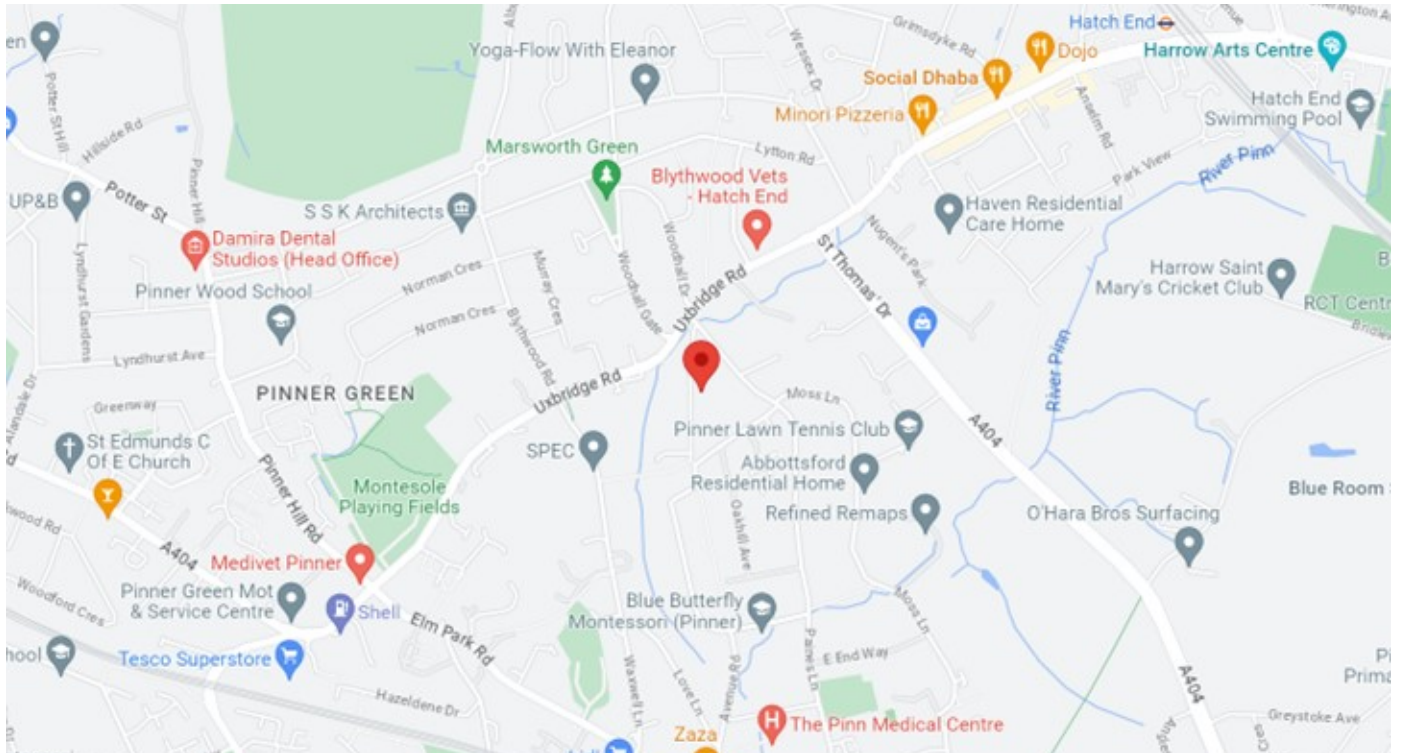
Harrow London Borough Council - Band G - £3,403.49

LOCAL SCHOOLS

Pinner Wood School - 0.58 Miles
Grimsdyke School - 0.74 Miles
Nower Hill High School - 1.09 Miles
Hatch End High School - 1.14 Miles

LOCAL TRANSPORT

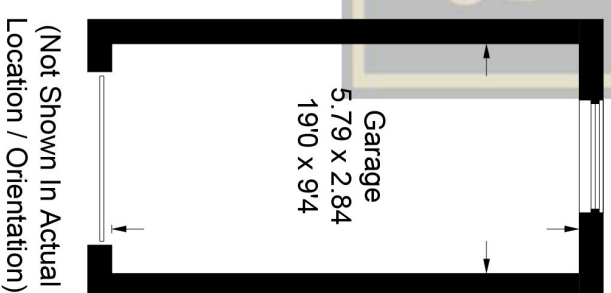
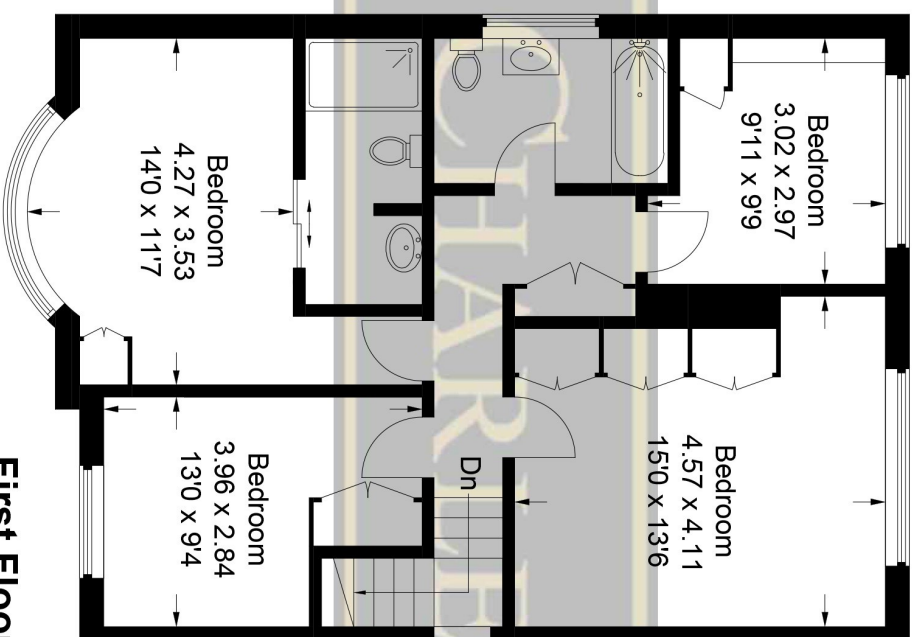
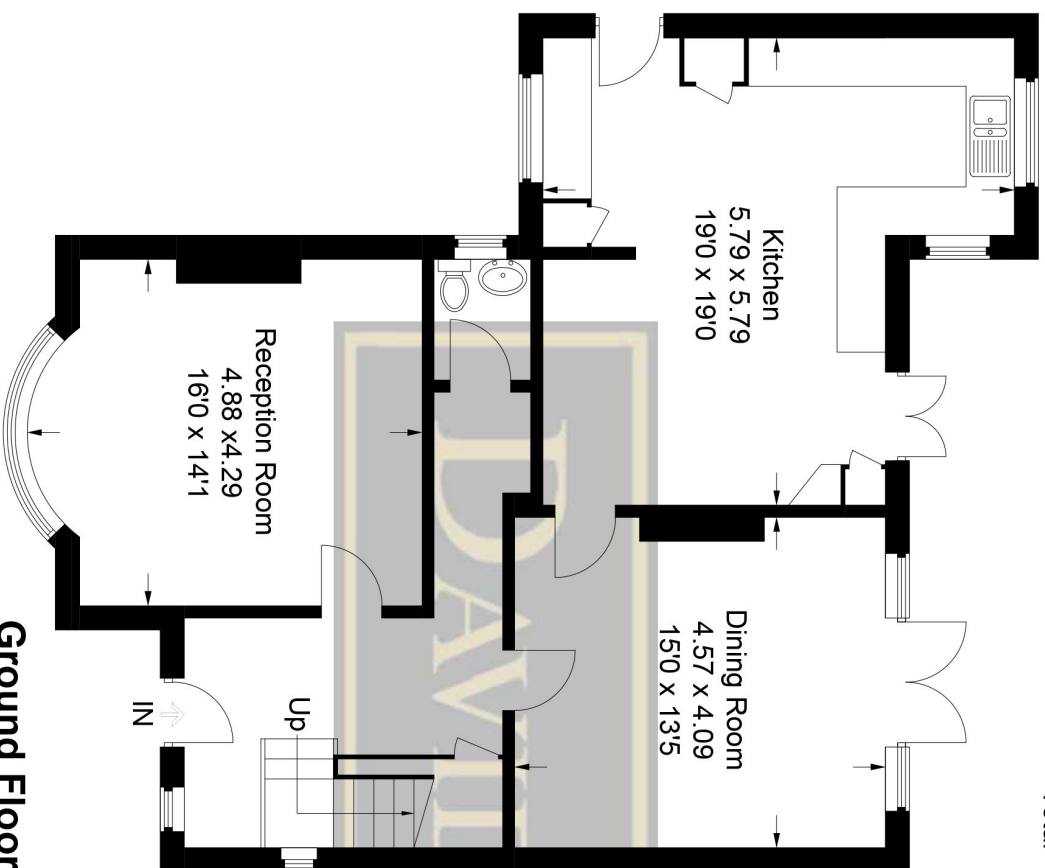
Pinner Station (Metropolitan Line) - 0.7 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Woodhall Avenue

Approximate Gross Internal Area
Ground Floor = 86.5 sq m / 931 sq ft
First Floor = 73.3 sq m / 789 sq ft
Garage = 16.7 sq m / 180 sq ft
Total = 176.5 sq m / 1,900 sq ft



Ground Floor

First Floor

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.