



A SUPERB SIX BEDROOM, THREE BATHROOM FAMILY RESIDENCE IN EXCESS OF 3,500 SQ. FT. WITH PLANNING PERMISSION TO EXTEND.

South View Road, Pinner Hill, HA5 3XZ

ROBSONS

South View Road, Pinner Hill, HA5 3XZ

APPROX 1/3 OF AN ACRE • 3,508 SQ. FT. WITH PLANNING PERMISSION TO EXTEND LIVING SPACE • THREE RECEPTION ROOMS • KITCHEN / DINER WITH UTILITY ROOM • MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE • FIVE FURTHER BEDROOMS • TWO BATHROOMS • SWIMMING POOL & POOL HOUSE • OFF-STREET PARKING & DOUBLE GARAGE • SOCIAL MEMBERSHIP AT PINNER HILL GOLF CLUB INCLUDED

Description

An outstanding six bedroom, three-bathroom detached family residence (3,508 sq.ft), situated on the highly sought-after and exclusive Pinner Hill Estate, enjoying a tranquil and picturesque setting, with the added benefit of planning permission to extend. Planning has been granted for a front porch with an entrance canopy and conversion of the garage to a habitable space. Full details can be found at [Harrow.gov/planning](https://harrow.gov.uk/planning) using reference P/0750/23.

The ground floor comprises a grand entrance hall with a guest cloakroom and a generous store/cloak cupboard. Off the hallway is the main reception room, which leads on to a playroom, as well as an adjoining, light-filled family room overlooking the rear garden. Completing the ground floor is a sophisticated and well-designed, open-plan kitchen/diner featuring a range of both base and eye level units, an integrated oven, ample worktop space, and access to the garden. There is also the added benefit of a utility room. To the first floor there is an impressive master bedroom boasting a dressing room and a luxury en-suite bathroom. There are two further double bedrooms with fitted wardrobes and a family bathroom. The second floor hosts three additional bedrooms, a bathroom and access to eaves storage space.













This superb home showcases a beautifully presented, large rear garden that is part lawn and part patio, with a swimming pool and a pool house. A carriage driveway to the front of the property provides off-street parking for several cars, along with a double garage.

Location

Pinner Hill is situated just moments from Pinner, Northwood and Northwood Hills, which all offer an array of boutique shops, restaurants, coffee houses and popular supermarkets. There are excellent transport facilities close by including local bus links and the Metropolitan Line at Northwood, Northwood Hills and Pinner stations, all providing a fast and frequent service into the heart of Central London and beyond. The area is well served by state and private primary and secondary schools, children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: H

Energy Efficiency Rating: D

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

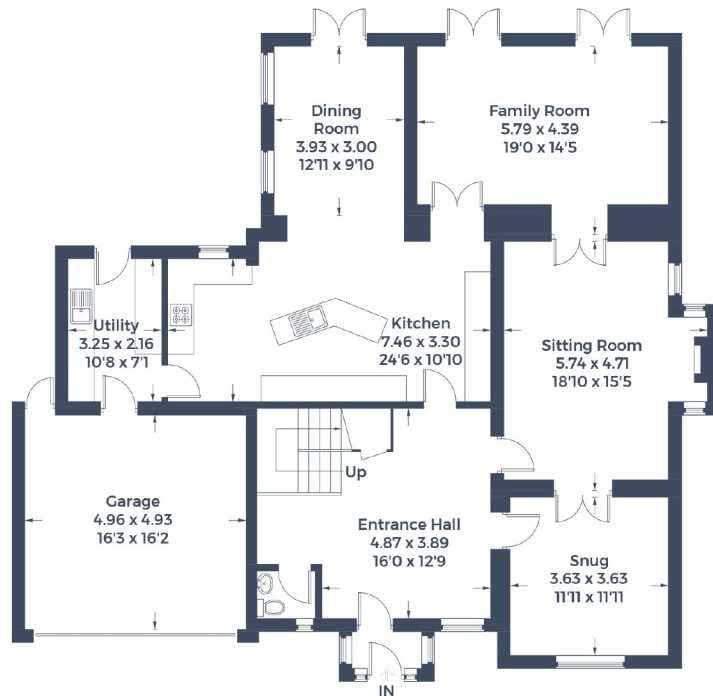


Approximate Gross Internal Area = 281.1 sq m / 3,026 sq ft

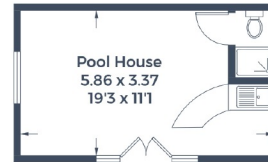
Pool House = 19.6 sq m / 211 sq ft

Garage = 25.2 sq m / 271 sq ft

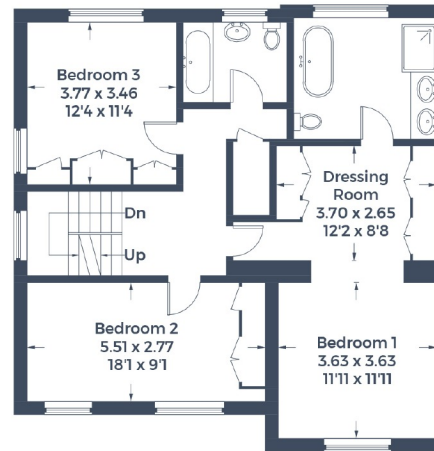
Total = 325.9 sq m / 3,508 sq ft




Ground Floor

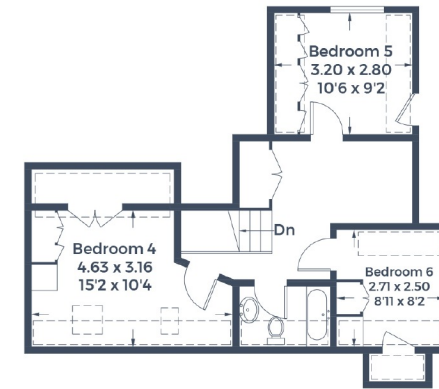


(Not Shown In Actual Location / Orientation)



First Floor

 = Reduced headroom below 1.5m / 5'0"



Second 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.

© CJ Property Marketing Produced for Robsons

ROBSONS

1 High Street, Pinner HA5 5PJ

Tel: 020 8866 8083 Email: pinner@robsonswb.com

www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.