



**A FANTASTIC PROPERTY OFFERING SUBSTANTIAL SCOPE TO EXTEND (STPP)**

Eastcote View, Pinner, HA5 1AT

**ROBSONS**



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**ENTRANCE HALLWAY • GUEST CLOAKROOM  
• THREE RECEPTION ROOMS • KITCHEN /  
BREAKFAST ROOM • THREE/FOUR BEDROOMS  
• FAMILY BATHROOM • SEPARATE WC • LARGE  
SOUTH-WESTERLY FACING GARDEN • OFF-  
STREET PARKING • GARAGE**

## Description

Enjoying a peaceful cul-de-sac location just moments from Pinner Village, is this desirable three/four bedroom detached property offering generous living accommodation across two floors, perfect for the growing family.

The ground floor comprises an entrance hallway with a guest cloakroom, two generous, adjoining reception rooms with one boasting three skylights to allow in plenty of natural light, and a third reception/family room with three large storage cupboards, ideal for a home study or a fourth bedroom. Completing the ground floor is a kitchen/breakfast room featuring a range of fitted units, an integrated oven and a breakfast bar.







To the first floor there is a master bedroom benefiting from fitted wardrobes, a walk-in shower and a wash basin. There is a second double bedroom that also has fitted wardrobes, a generous single bedroom and a family bathroom with a separate. Externally the property offers an extensive, South-Westerly facing rear garden approx. 150ft in length, and backs onto woodlands and the Celandine Route, giving the garden a high level of privacy. The garden is laid to lawn with mature shrubs, and has a patio area for outdoor dining in the summer months. To the front there is a driveway providing off-street parking, and a garage.

### **Location**

Situated off Cuckoo Hill Road, this property is just a short distance from Pinner Village and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Pinner station offers a regular service into London via the Metropolitan line, and there are a number of local bus routes within the area.

The area is well served by local primary and secondary schooling and is within walking distance of the ever popular West Lodge Primary School. There are plenty of children's parks / play areas and recreational facilities nearby.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

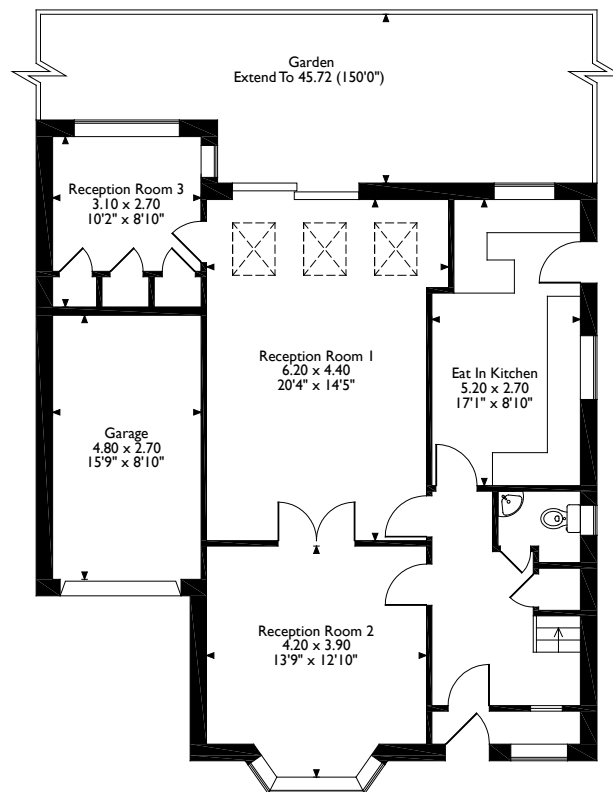
Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band E

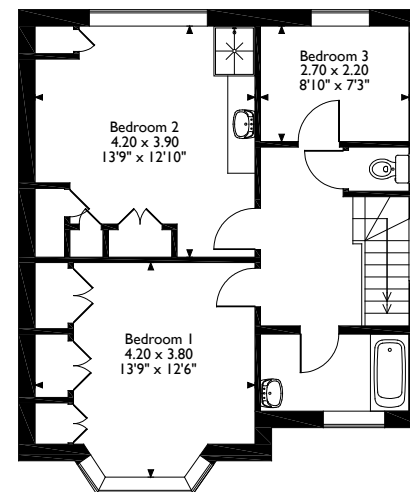




Eastcote View, Pinner  
 Approximate Gross Internal Area  
 Main House = 127 Sq M/1371 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 140 Sq M/1511 Sq Ft



Ground Floor



First Floor

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.

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