



**A STUNNING FOUR BEDROOM HOME ON THE EXCLUSIVE PINNER HILL ESTATE**

Hillside Road, Pinner Hill, HA5 3YJ

**ROBSONS**



# A STUNNING FOUR BEDROOM HOME IN AN EXCLUSIVE LOCATION

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**ENTRANCE HALLWAY • GUEST CLOAKROOM •  
TWO RECEPTION ROOMS • BESPOKE KITCHEN •  
UTILITY ROOM • FOUR BEDROOMS • LUXURY  
FAMILY BATHROOM • LARGE LANDSCAPED  
GARDEN • OUTBUILDING FOR STORAGE • OFF-  
STREET PARKING • GARAGE • AMPLE SCOPE TO  
EXTEND (STPP)**

## Description

Occupying an exceptionally large plot within the highly sought-after, and exclusive Pinner Hill Private Estate, is this rarely available four bedroom, detached family residence offering immaculate interiors throughout, a stunning rear garden and ample scope to extend (STPP). The ground floor comprises a welcoming entrance hallway with a guest cloakroom, two generous, light-filled reception rooms with one providing access to the garden, and a bespoke fitted kitchen offering a range of units with integrated appliances and ample storage space. Completing the ground floor is a useful utility room accessed via the kitchen, and provide access to the garage and the rear of the property. To the first floor there are two large double bedrooms, two further bedrooms and a luxury family bathroom.







Externally the property boasts a large landscaped garden that is laid to lawn with well manicured hedges and a patio area perfect for outdoor dining in the summer months. There is also a large out building providing additional storage. To the front there is a beautifully presented lawn with a driveway providing off-street parking and a garage.

### Location

Approached via a private road with beautiful lawns and mature trees, located on the exclusive 72 acre Pinner Hill Estate which comprises 115 established and individual family dwellings and the highly regarded Pinner Hill Golf Club.

Pinner, Northwood and Northwood Hills can be found close by offering an array of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include 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

Guide Price: Price on Application

Tenure: Freehold

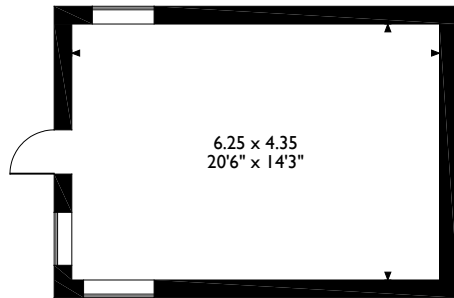
Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band D

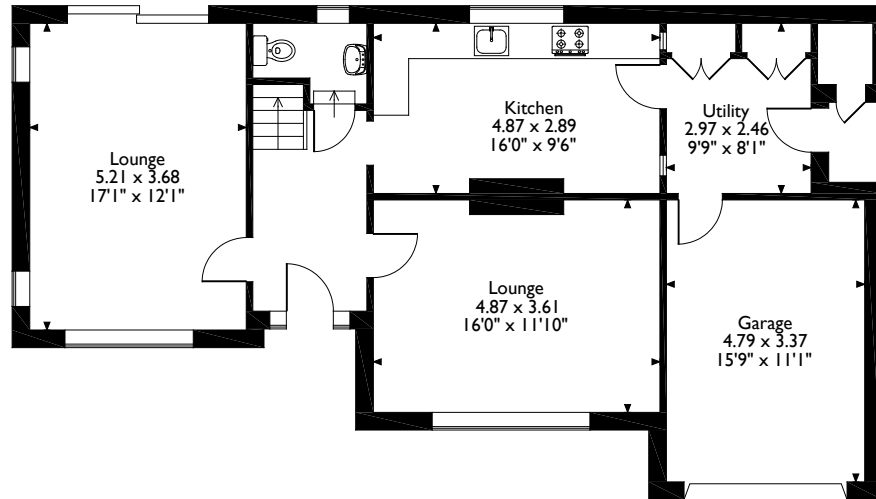




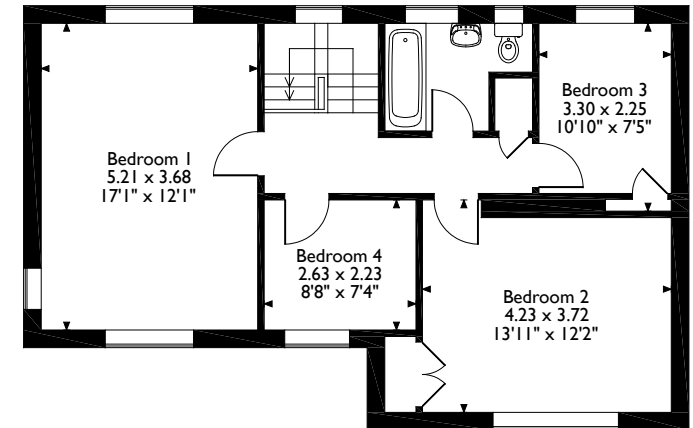
Hillside Road, Pinner  
Approximate Gross Internal Area  
176 Sq M/1897 Sq Ft



**Outbuilding**



**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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