



**AN EXCEPTIONAL FAMILY RESIDENCE IN EXCESS OF 3,600 SQ.FT. IN PINNER VILLAGE**

Oakhill Avenue, Pinner Village. HA5 3DN



**ENTRANCE HALLWAY • GUEST CLOAKROOM •  
IMPRESSIVE KITCHEN/DINING/LIVING ROOM •  
LOUNGE • UTILITY ROOM • STUDY • SIX  
DOUBLE BEDROOMS • FOUR BATH/  
SHOWER ROOMS • ATTRACTIVE  
FRONT & REAR GARDEN • OFF-STREET  
PARKING • GARAGE • 10YEAR WARRANTY**

### **Description**

An exceptional six bedroom, four bathroom, detached family residence in excess of 3,600 sq.ft, set on an exclusive road in the heart of Pinner Village just moments from local amenities and transport links. This desirable home offers both luxury and comfort across three floors, with a contemporary layout on the ground floor, perfect for entertaining.

The ground floor comprises a grand entrance hallway with stairs to the first floor and access to all the main living areas. There is a remarkable, rear aspect kitchen/dining/living room featuring two sets of bi-folding doors as well as two sky-lights which fill the room with plenty of natural light. A tasteful, high-spec bespoke kitchen is the main feature of the room with a variety of fitted units providing ample storage space, integrated appliances, and a large kitchen island, with a sitting area and a dining area overlooking the garden. A generous utility room offers additional units/storage space, with plumbing in place for a washing machine and tumble dryer. Completing the ground floor is a welcoming lounge with a feature fireplace, a study with bi-folding doors opening out to the garden, and a guest cloakroom.





To the first floor there is a spacious, galleried landing leading to two well-appointed double bedrooms that both benefit from fitted wardrobes and en-suite shower rooms, two further double bedrooms and a stylish family bathroom. The second floor hosts two more double bedrooms and a luxury four-piece bathroom. The property benefits from a new heating system with Megaflo, underfloor heating to the ground and first floor, water softener, and TV and Data points in all rooms.

Externally the property boasts a well-presented rear garden that is laid to lawn with a patio area perfect for alfresco dining in the summer months. To the front there is an imposing frontage with a well manicured lawn, a driveway providing off-street parking for multiple cars and a garage.

#### **Location**

Located on an exclusive, sought-after road in the heart of Pinner Village just a few minutes walk from a variety of boutique shops, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include the Metropolitan Line at nearby Pinner station, the Overground at Hatch End station, and numerous local bus routes. The area is well served by primary and secondary schooling, children's play areas and recreational facilities.

#### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

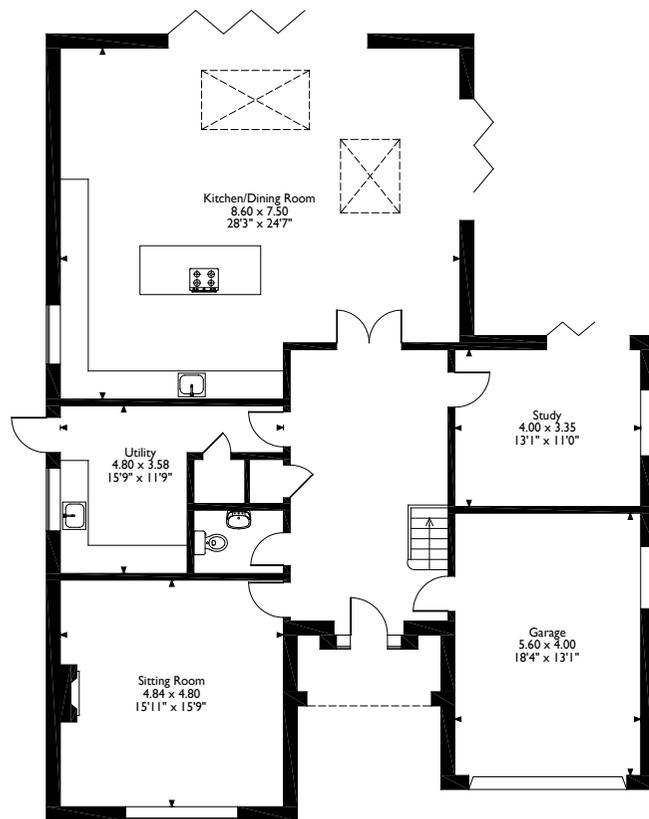
Council Tax: Band H

Energy Efficiency Rating: Band B

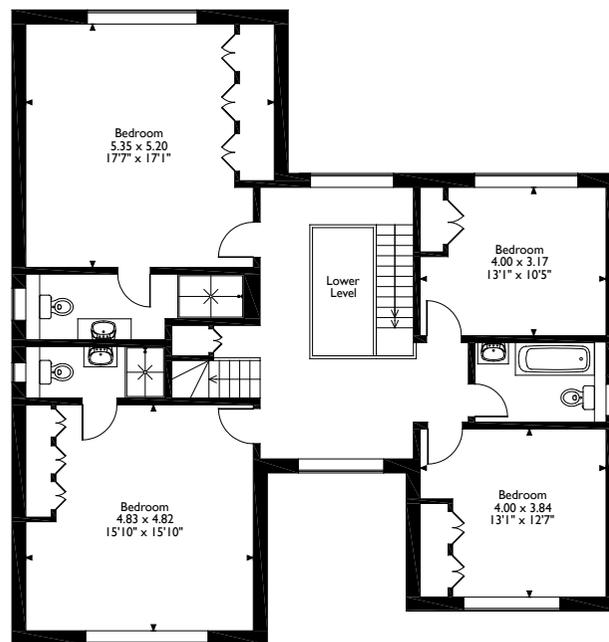


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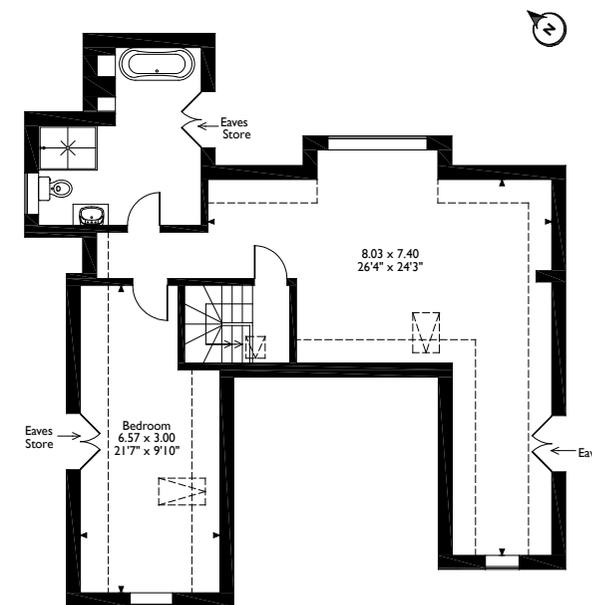
## Approximate Gross Internal Area 337 Sq M/3627 Sq Ft



**Ground Floor**



**First Floor**



**Second 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.

**ROBSONS**

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