



**A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN THE SOUGHT-AFTER PINNER HILL ESTATE**

Kingscliffe, Pinner Hill, Pinner, HA5 3XU

**ROBSONS**

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**TWO RECEPTION ROOMS • KITCHEN •  
UTILITY ROOM • GUEST WC • PRINCIPAL  
BEDROOM WITH EN-SUITE • THREE FURTHER  
DOUBLE BEDROOMS • FAMILY BATHROOM •  
ATTRACTIVE & PRIVATE REAR GARDEN •  
OFF-STREET PARKING FOR MULTIPLE VEHICLES  
• GARAGE**

### Description

Situated in the prestigious and highly desirable Pinner Hill Estate, this exceptional four bedroom, two bathroom detached family home offers generous living space, a beautifully landscaped private rear garden, off-street parking for multiple vehicles, and a garage. This stunning property is within easy reach of excellent state and private primary and secondary schools.

On the ground floor, a bright and spacious entrance hallway leads to a large main reception room featuring patio doors that open out to the garden, flooding the space with natural light. A second reception room with French doors also opens onto the garden, offering a perfect setting for entertaining or relaxing. Additionally, there is a versatile playroom, ideal for growing families or those working from home.





The modern kitchen boasts a wide range of fitted units, integrated appliances, space for a table and chairs and a door leading to a practical utility room.

Upstairs, the property offers a well-appointed principal bedroom with fitted wardrobes and an en-suite shower room. There are three further generously sized double bedrooms and a family bathroom complete with both a bathtub, a separate shower and underfloor heating.

Outside, the rear garden is a true highlight as it backs onto Pinner Hill Golf Course and boasts breath-taking views over central London. The lawn is beautifully manicured and surrounded by mature trees, shrubs, and flowerbeds for ultimate privacy, with a lovely patio area perfect for alfresco dining. To the front, there is a large driveway offering off-street parking for multiple vehicles, a garage, and convenient side access to the rear garden.

### **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.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: H

Energy Efficiency Rating: D

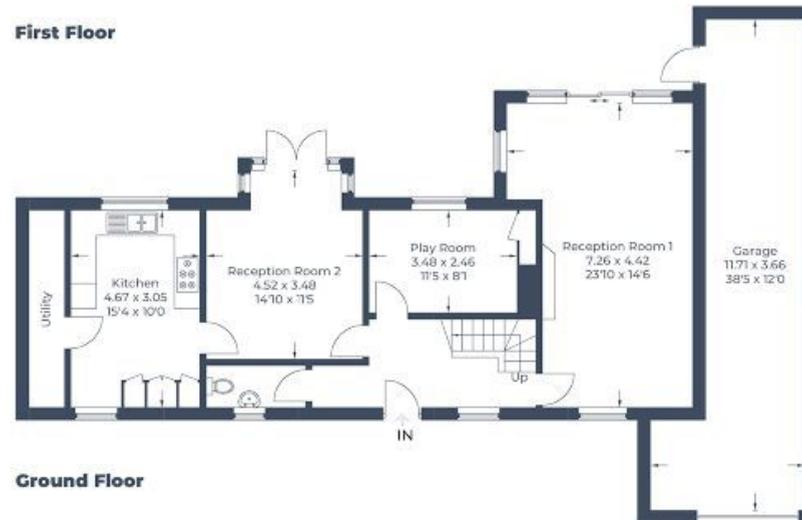
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
 Ground Floor = 87.6 sq m / 943 sq ft  
 First Floor = 87.0 sq m / 936 sq ft  
 Garage = 30.4 sq m / 327 sq ft  
 Total = 205 sq m / 2,206 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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