



A 5 BEDROOM, 3 BATHROOM FAMILY RESIDENCE IN EXCESS OF 2,700 SQ. FT

Pinner Hill, Pinner, HA5 3XY

ROBSONS

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**EXCLUSIVE ESTATE • TWO RECEPTION ROOMS
• LARGE KITCHEN/DINING/LIVING ROOM •
STUDY • FIVE DOUBLE BEDROOMS • THREE
BATH / SHOWER ROOMS (ONE EN-SUITE) •
IMPRESSIVE GROUNDS • OFF-STREET PARKING
FOR SEVERAL CARS • GARAGE & CAR PORT**

Description

Nestled away on the exclusive and highly sought-after Pinner Hill Estate, on a plot of approximately 0.51 acres, is this 1920s chalet-style property offering in excess of 2,700 sq. ft, with a superb rear garden and off-street parking for several cars. The 72 acre Pinner Hill Estate is home to 115 established and individual family dwellings, as well as the highly regarded Pinner Hill Golf Club.

The ground floor comprises a welcoming entrance hallway with a modern guest cloakroom and access to under stair storage. The hallway leads directly through to a large living room that is flooded with natural light, and has an adjoining TV room and study. An impressive kitchen / dining / sitting room is located at the rear of the ground floor with two sets of bi-folds opening out to the garden. There is a bespoke Miele fitted kitchen with a range of units providing ample storage space, with integrated appliances and a separate utility room. In addition, the utility room has access to the garage, ideal for additional storage space if required.

To the first floor there is a principal bedroom with a Juliet balcony overlooking the rear garden and an en-suite, four further bedrooms and two family bath / shower rooms.













This desirable home sits on well-maintained grounds with a beautiful wrap-around garden that is laid to lawn with a decking area and a garden pond. The garden is surrounded by tall, established trees which provide privacy and tranquillity, with two garden sheds to the rear and a High Performance Endless Pool that is available under separate negotiation. Off-street parking is available at the front of the property via your own driveway, along with a garage and car port

Location

Pinner Hill Estate is perfectly placed for Pinner, Northwood and Northwood Hills, which can all be found equally close, and offer 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, which provide 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, including St. Johns School for boys, which is adjacent to the estate.

Additional Information

Tenure: Freehold

Private Road Contribution: £600 pa

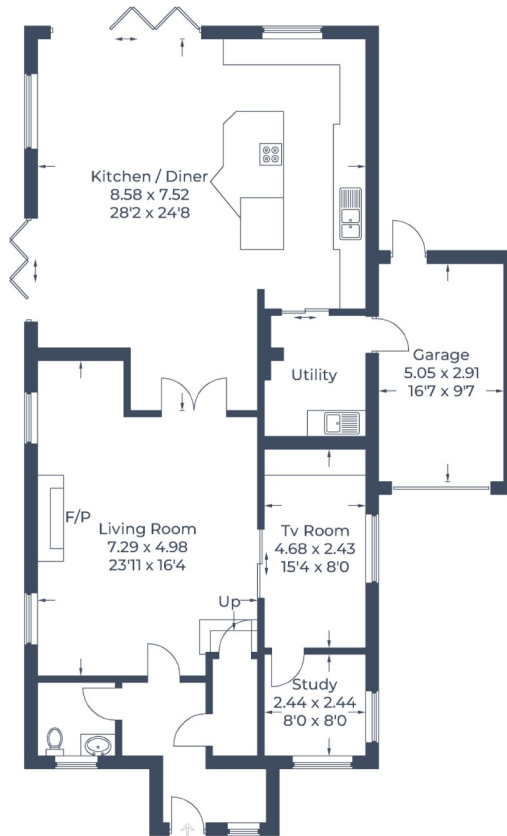
Local Authority: London Borough of Harrow

Council Tax: Band H

Energy Efficiency Rating: D



Approximate Gross Internal Area
 Ground Floor = 147.2 sq m / 1,584 sq ft
 First Floor = 110.0 sq m / 1,184 sq ft
 Shed = 13.7 sq m / 147 sq ft
 Total = 270.9 sq m / 2,915 sq ft
 (Excluding Carport)



Ground Floor



First Floor

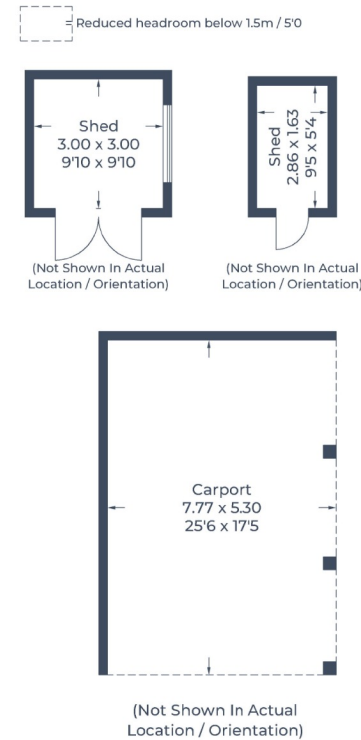


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