



**A FOUR BEDROOM, TWO BATHROOM FAMILY HOME IN EXCESS OF 2,300 SQ.FT**

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Cheney Street, Pinner, HA5 2TF

**ROBSONS**



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**ENTRANCE HALLWAY • TWO RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • STUDY • MASTER BEDROOM WITH EN-SUITE • THREE FURTHER BEDROOMS • FAMILY BATHROOM • GENEROUS GARDEN • OFF-STREET PARKING • GARAGE**

### Description

A desirable four-bedroom, two-bathroom detached family home offering well-appointed interiors, a generous rear garden, and a secluded frontage, situated on a popular, residential road close to both Eastcote and Pinner's amenities. Perfect for families, there is a great choice of local schools within the area, including Cannon Lane Primary, West Lodge Primary, and Pinner High School

The ground floor comprises an entrance porch leading through to a spacious hallway. There are two good-sized reception rooms to the rear, a large kitchen / breakfast room complete with integrated appliances and an adjoining utility room, a study, and a guest cloakroom. In addition, there is access to the integral garage, ideal for storage or conversion if required.







An impressive master bedroom is located on the floor, (as the house was originally a five bedroom and two rooms were opened up to create this master suite) with the added benefit of fitted wardrobes and an en-suite bathroom featuring both a walk-in shower and a bath tub. There are two further double bedrooms, a single bedroom, and a four-piece family bathroom, also on the first floor.

The rear garden is well-maintained and provides plenty of outdoor space for entertaining, whilst a driveway to the front provides off-street parking for several cars.

### Location

Cheney Street is situated within easy reach of both Eastcote and Pinner, which both offer a variety of boutique shops, restaurants, coffee houses and popular supermarkets. For commuters, transport facilities include local bus links, the Metropolitan Line at Pinner Station, and the Metropolitan and Piccadilly Line at Eastcote Station.

The area is well served by primary and secondary schooling, as well as children's parks/playgrounds and recreational facilities, with Eastcote Gardens and Pinner Park within walking distance.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: G

Energy Efficiency Rating: TBC

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

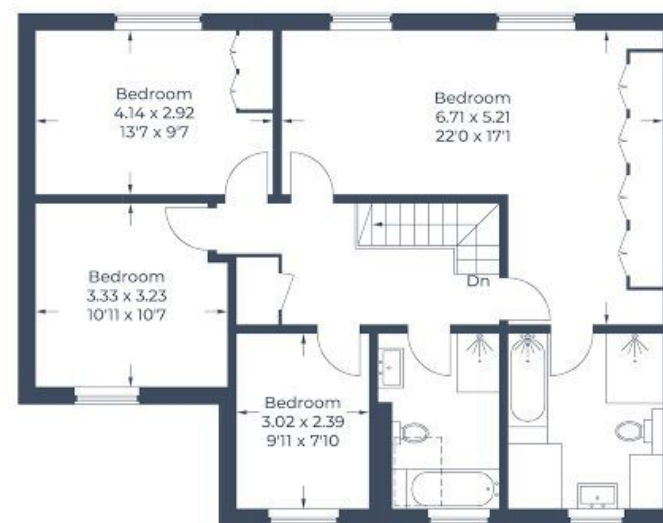




Approximate Gross Internal Area  
 Ground Floor = 129.0 sq m / 1,388 sq ft  
 First Floor = 86.2 sq m / 928 sq ft  
 Total = 215.2 sq m / 2,316 sq ft



**Ground Floor**



**First Floor**

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