



**AN IMPRESSIVE FOUR BEDROOM, THREE BATHROOM EXTENDED FAMILY HOME  
THAT IS IMMACULATEDLY PRESENTED THROUGHOUT**

High Road Eastcote, Pinner, HA5 2HQ

**ROBSONS**

High Road Eastcote, Pinner, HA5 2HQ

**TWO RECEPTION ROOMS • LARGE KITCHEN / BREAKFAST ROOM • GUEST CLOAKROOM • UTILITY ROOM • FOUR DOUBLE BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITES) • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS**

### Description

A luxurious four-bedroom, three-bathroom detached property providing 2,218 sq. ft. across two floors, with elegant interiors, high-specification appliances, an attractive rear garden and off-street parking for several cars. The property is set in a desirable location, just a short walk from Pinner Village and the Metropolitan Line station, with a number of local primary and secondary schools nearby.

Upon entering the property, there is a fabulous entrance hall with a glass-panelled staircase leading to the first floor. Off the hall is an impressive kitchen/breakfast room featuring bespoke units with integrated appliances, and the added benefit of a separate utility room. There are two generous reception rooms, one with access to the garden, a guest cloakroom, and a double bedroom with an en-suite shower room.





Three well-appointed double bedrooms are located on the first floor, all with fitted wardrobes, with an en-suite to the master bedroom as well as a four-piece family bathroom. This family home offers an attractive rear garden that is laid to lawn with a patio and decking area, with off-street parking for several cars at the front.

### **Location**

High Road Eastcote is conveniently situated a short walk from Pinner Village and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is available at nearby Pinner Station (walking distance), with local bus routes available providing links to the neighbouring areas.

The area is well served by primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: G

Energy Efficiency Rating: C

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 = 126.5 sq m / 1,362 sq ft  
 First Floor = 79.5 sq m / 856 sq ft  
 Total = 206.0 sq m / 2,218 sq ft



**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons



1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.