



**AN EDWARDIAN SIX BEDROOM SEMI-DETACHED FAMILY HOME**

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Marsh Road, Pinner, HA5 5NL

**ROBSONS**

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**EDWARDIAN CHARACTER HOME • PERIOD FEATURES THROUGHOUT • SIX BEDROOMS • FOUR RECEPTION ROOMS • KITCHEN • TWO BATHROOMS • 200 FOOT REAR GARDEN • OUTBUILDING USED AS STUDIO / GYM • DRIVEWAY PARKING**

### Description

Discover the perfect blend of historic charm and significant living space in this exceptional Edwardian semi-detached, six-bedroom family home, boasting over 2,700 sq ft of accommodation and ideally located moments from the heart of Pinner.

Step inside and be welcomed by a spacious and inviting hallway, setting the stage for the warmth and character found throughout this substantial residence. The light-filled living room at the front of the property offers the ideal space for relaxation, while a further reception room seamlessly flows into the dining room & kitchen, perfect for memorable family meals and entertaining guests. Completing the ground floor are a convenient downstairs WC, a practical utility room, and an additional breakfast room, enhancing the home's versatile and flexible living options.





To the first floor are four generously proportioned bedrooms alongside a well-appointed family bathroom with a separate WC for added convenience. The second floor consists of two further bedrooms and a shower room, offering the possibility for a home office, guest suite, or creative space.

Outside, the property truly shines with a generous, beautifully maintained 200 foot rear garden with a paved patio area, perfect for al fresco dining and creating memories with the family. This expansive outdoor space also thoughtfully includes a useful shed for additional storage and a versatile outbuilding, currently configured as a studio and gym, providing a private retreat or dedicated space for your lifestyle and interests.

### **Location**

Embrace the vibrant lifestyle of Pinner, with its charming High Street just a stone's throw away. Enjoy a diverse array of boutique shops, popular supermarkets, inviting restaurants, and delightful coffee houses, all within easy reach. For the commuter, Pinner Station is within comfortable walking distance, offering frequent Metropolitan line services into London, simplifying your daily journey. The convenience of the Overground is also readily available at nearby Hatch End Station, and local bus routes effortlessly connect you to the surrounding areas.

The local area boasts an abundance of green spaces, including the picturesque Pinner Village Gardens, ideal for leisurely strolls and outdoor activities. Furthermore, families will appreciate the access to highly regarded primary and secondary schooling options including West Lodge and St John Fisher Primary's and Nower Hill Secondary.

### **Additional Information**

Tenure: Freehold  
Local Authority: London Borough of Harrow  
Council Tax Band: F  
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 = 97.7 sq m / 1,051 sq ft  
 (Excluding Lean to)  
 First Floor = 76.5 sq m / 823 sq ft  
 Second Floor = 49.1 sq m / 528 sq ft  
 Outbuildings = 34.6 sq m / 372 sq ft  
 Total = 257.9 sq m / 2,774 sq ft



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

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