

# Cheney Street

Pinner • Middlesex • HA5 2TE

Asking Price: £1,150,000



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A well-presented four-bedroom detached family home, situated on one of the most sought-after roads in Pinner. This spacious property offers a bright and versatile layout, ideal for modern family living. Key features include off-street parking, a generous private rear garden, a well kept kitchen/diner, a generous through lounge, and an extended living area. The home is offered chain-free and also presents excellent potential for further extension (STPP). Ideally located close to local amenities, schools, and transport links, this is a rare opportunity to acquire a desirable home in a prime Pinner location.

Detached Home

Four Bedrooms

Large Driveway

Potential to Extend (STPP)

Spacious Lounge / Dining Room

Private Rear Garden

Double Length Garage

Character Features

Sought After Location

Approx Area: 1,588 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Description

Upon entering the property, you're welcomed into a spacious entrance hall that provides access to the main living areas. To your right, there is a bright and airy front-facing room with a bay window, which flows seamlessly into an expansive reception area at the rear. This open-plan space is ideal for both entertaining and family gatherings, with double doors leading out to the garden for effortless indoor-outdoor living.

To the rear left of the ground floor, you'll find a well-appointed kitchen and breakfast room, thoughtfully designed with plenty of room for dining. A side door from the kitchen also provides direct access to the garden. Heading upstairs, the first floor offers four bedrooms. The primary bedroom is situated at the rear, overlooking the garden, while a second generously sized bedroom sits at the front of the property. Two additional bedrooms offer flexibility—ideal for children, guests, or use as a home office or study. A family bathroom, complete with both bath and WC facilities, serves this level.

### Outside

Externally, the property features a generous and secluded rear garden, ideal for relaxing, entertaining, or family activities. To the left of the garden, a detached outbuilding / garage offers excellent space for storage, a workshop, or potential conversion into a home office. At the front, a large driveway provides ample off-street parking, while the substantial side space presents fantastic potential for future extensions or development (STPP), adding further value and versatility to the home.

### Location

Situated in a quiet, family-friendly area, this property is close to Pinner and Eastcote town centres with easy access to shops, cafés, and transport links to Central London. Highly rated schools and nearby parks make it ideal for families and professionals seeking convenience and community.



### Schools:

Harlyn Primary School 0.7 miles  
Cannon Lane Primary School 0.6 miles  
West Lodge Primary School 0.6 miles



### Train:

Eastcote Station 0.7 miles  
Pinner Station 0.9 miles  
Northwood Hills Station 1.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

G

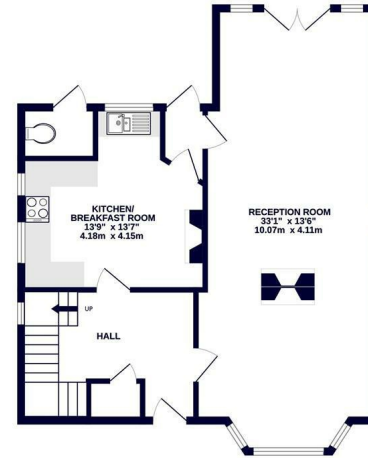
(Distances are straight line measurements from centre of postcode)



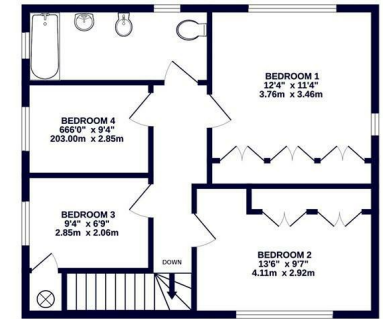
OUTBUILDING  
285 sq.ft. (26.3 sq.m.) approx.



GROUND FLOOR  
730 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1588 sq.ft. (147.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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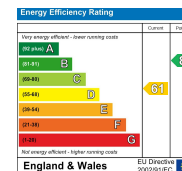
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0208 017 6000

18 Bridge Street, Pinner,  
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk



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