

Robarts Close

Pinner • Middlesex • HA5 2QA

Guide Price: £969,950



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A beautifully presented four-bedroom, two-bathroom detached family residence, with approved planning permission for further extension. Set within landscaped gardens, the property also benefits from generous off-street parking and a double garage to the rear. Offered to the market with no onward chain.

Four Bedrooms

Large Kitchen

No Upper Chain

En Suite

Two Bathrooms

Study

Double Garage

Large Driveway

Planning Permission in Place - Ref: 77192/APP/2022/1108

Approx 1720 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

A welcoming entrance porch opens into a spacious hallway, complete with a guest cloakroom and practical under-stair storage. Elegant double doors lead to a generously sized lounge, seamlessly flowing into a formal dining room with direct access to the rear garden—perfect for entertaining and family gatherings. The adjacent kitchen is thoughtfully designed with a comprehensive range of fitted units, integrated appliances, and ample space. A separate utility area adds further convenience. Completing the ground floor is a front-aspect study, ideal for home working or a quiet retreat.

The first floor offers four well-proportioned bedrooms, including a principal suite with a contemporary en-suite bathroom. A stylish family bathroom serves the remaining bedrooms, all of which are tastefully appointed and offer ample storage space.

Outside

Additional features include a beautifully maintained rear garden, thoughtfully landscaped with a combination of lawn and patio areas—ideal for outdoor entertaining and relaxation. To the front, the property offers ample off-street parking for multiple vehicles and is set back behind mature, tall hedging, providing both privacy and an attractive outlook. The front garden is neatly presented with a manicured lawn and established shrubs. A detached double garage is situated to the rear, with convenient access from the garden, offering excellent storage potential or additional parking if required.

This property benefits from approved planning permission for a two-storey side extension and a single-storey rear extension, along with the conversion of the loft space into habitable accommodation. Proposed works include the addition of a rear dormer, two side rooflights, and alterations to the external fenestration. Full planning details are available online under reference number 77192/APP/2022/1108.

Location

Robarts Close is situated just off Field End Road, conveniently positioned within close proximity to both Eastcote and Pinner High Streets, offering a variety of shops, cafés, and amenities. The area is exceptionally well-connected, with excellent transport links including Eastcote Station, which serves both the Metropolitan and Piccadilly Lines. Pinner Station also provides access to the Metropolitan Line, while a range of local bus routes ensures further connectivity. The location is well-regarded for its access to highly sought-after primary and secondary schools, as well as an array of parks and recreational facilities, making it ideal for families and professionals alike.



Schools:

Coteford Infant School 0.4 miles
 Harlyn Primary School 0.8 miles
 Cannon Lane Primary School 0.6 miles



Train:

Eastcote Station 0.6 miles
 Ruislip Manor Station 0.9 miles
 Pinner Station 1.0 miles



Car:

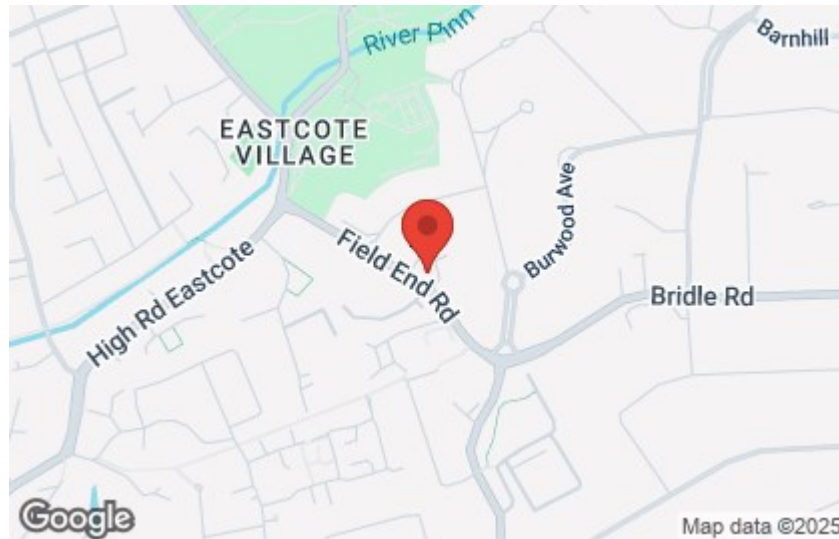
M4, A40, M25, M40



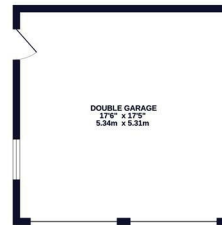
Council Tax Band:

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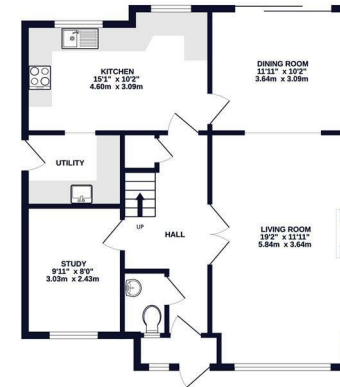
(Distances are straight line measurements from centre of postcode)



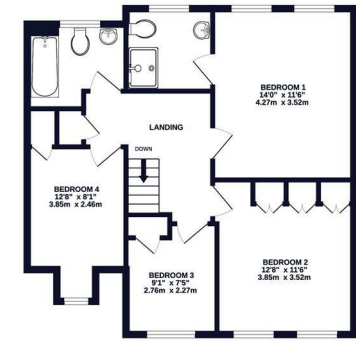
OUTBUILDING



GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA : 1755sq.ft. (163.0 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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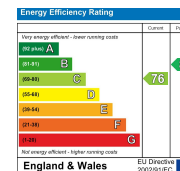
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