



**A CHARMING FOUR BEDROOM FAMILY RESIDENCE ON THE PINNER HILL ESTATE**

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Park View Road, Pinner Hill, HA5 3YF



**NO ONWARD CHAIN • ENTRANCE HALLWAY  
• THREE RECEPTION ROOMS • KITCHEN •  
STUDY • MASTER SUITE • THREE FURTHER  
BEDROOMS • FAMILY BATHROOM • SECLUDED  
REAR GARDEN • OFF-STREET PARKING •  
GARAGE • AMPLE SCOPE TO EXTEND (STPP)**

### **Description**

Situated on the highly sought-after Pinner Hill Estate, this charming four-bedroom family residence offers three spacious reception rooms, a study, large kitchen/ diner, two bathrooms, a secluded rear garden and an imposing frontage. Enjoying a generously sized plot, this property has ample scope to extend (STPP) allowing you to create a haven of space for the family to enjoy.

The ground floor comprises an entrance porch and hallway, a large dual aspect lounge, separate light-filled dining room with doors opening out to the front garden, a study, and a guest cloakroom. Completing the ground floor is the family kitchen that leads on to a second reception room overlooking the rear garden, a useful utility room and a store room. On the first floor there is a generous master suite benefiting from fitted wardrobes as well as a dressing room, and an en-suite bathroom. There are three further bedrooms, two of which have fitted wardrobes, and a family bathroom.





Externally, the property offers a secluded, landscaped garden with a patio area ideal for outdoor dining in the summer months. To the front there is a large driveway allowing off-street parking for multiple cars, a double garage and a well-maintained lawn.

### **Location**

Situated on a private road within the exclusive 72 acre Pinner Hill Estate, the development comprises 115 established and individual family dwellings and the highly regarded Pinner Hill Golf Club. Pinner and Northwood are moments away and offer an array of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Northwood and Pinner stations, both providing a fast and frequent service into the heart of Central London.

The area is well served for state and private primary and secondary schools, children's parks/playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Private Road Charges: Approx. £550.00 PA

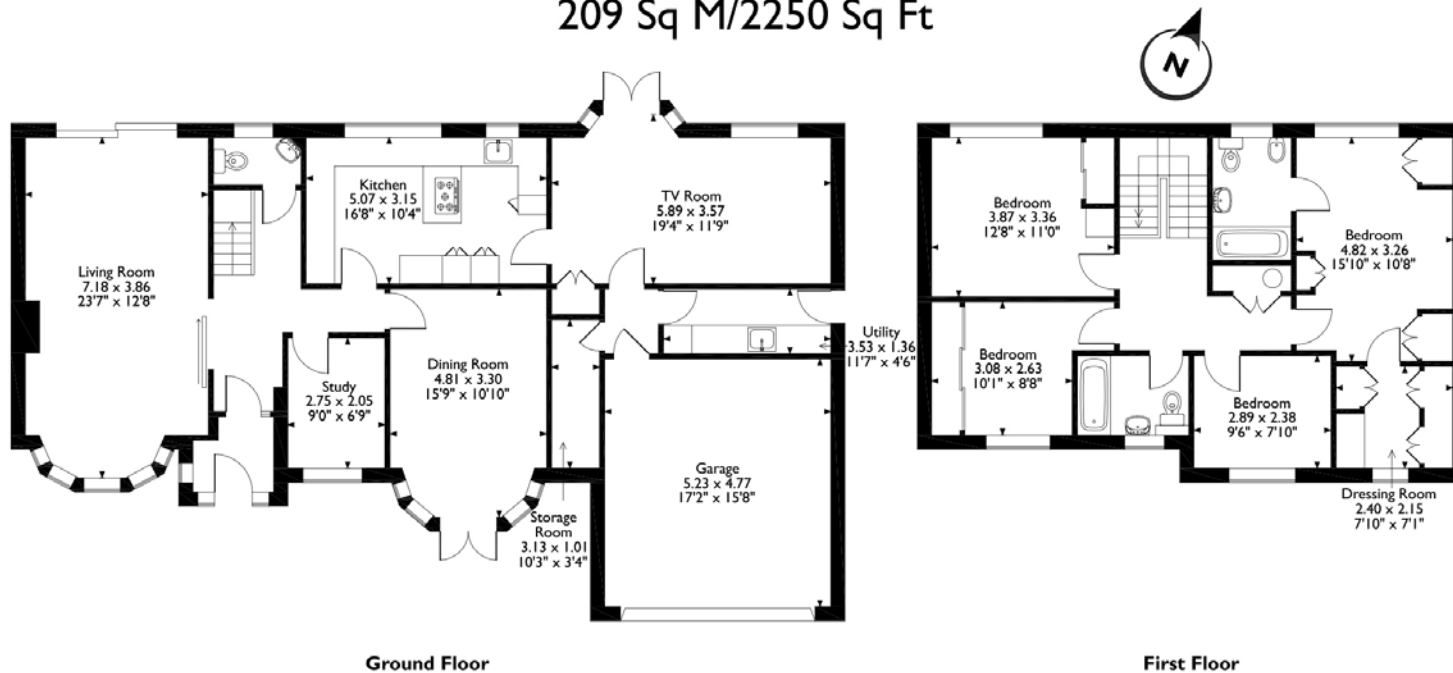
Local Authority: London Borough of Harrow

Council Tax: Band H

Energy Efficiency Rating: Band D



Park View Road, Pinner  
Approximate Gross Internal Area  
209 Sq M/2250 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

1 High Street, Pinner, Middlesex, HA5 5Pj  
Tel: 0208 866 8083 Pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1