



**A 4 BEDROOM, 2 BATHROOM DETACHED HOME WITH PLANNING PERMISSION**

Robarts Close, Pinner, HA5 2QA

**ROBSONS**

Robarts Close, Pinner, HA5 2QA

**TWO RECEPTION ROOMS • KITCHEN • STUDY  
• FOUR BEDROOMS • TWO BATH/SHOWER  
ROOMS • AIR CONDITIONING • REAR  
GARDEN • DOUBLE GARAGE • 4K CCTV •  
PLANNING PERMISSION IN PLACE**

### Description

An attractive four-bedroom, two-bathroom detached family home offering well-appointed interiors across two floors, with planning permission to extend. This desirable home is surrounded by well-manicured grounds, with off-street parking for several cars and a double garage to the rear.

An entrance porch leads through to a welcoming hallway with a guest cloakroom and under stair storage. Double doors open up to a generous lounge with an adjoining dining room with access to the garden. Off the dining room is a superb kitchen that is also accessible via the hallway, with the added benefit of a utility space. The kitchen features a range of fitted units providing ample storage space, with integrated appliances and room for an American fridge freezer. A front aspect study completes the ground floor, with four well-appointed bedrooms and two bathrooms (one en-suite) to the first floor.





This property has planning in place for a double storey side and a single storey rear extension, with conversion of roof to habitable accommodation involving a rear dormer, two side roof lights and amendments to fenestration. Full details can be found online using reference 77192/APP/2022/1108. Further benefits include a well-maintained rear garden that is part lawn and part patio, with off-street parking for multiple cars to the front. The front of the property is set behind mature, tall hedges that provide a sense of privacy, with a manicured lawn and shrubs. There is a double garage located to the rear, with access from the garden also, ideal for additional storage if required.

### Location

Robarts Close is located off Field End Road, a short distance from both Eastcote and Pinner High Streets, as well as excellent transport links including the Metropolitan Line and the Piccadilly Line and nearby Eastcote Station. The Metropolitan Line is also available at Pinner Station, with local bus routes easily accessible. The area is well served by highly sought-after primary and secondary schooling, as well as local parks and recreational facilities.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

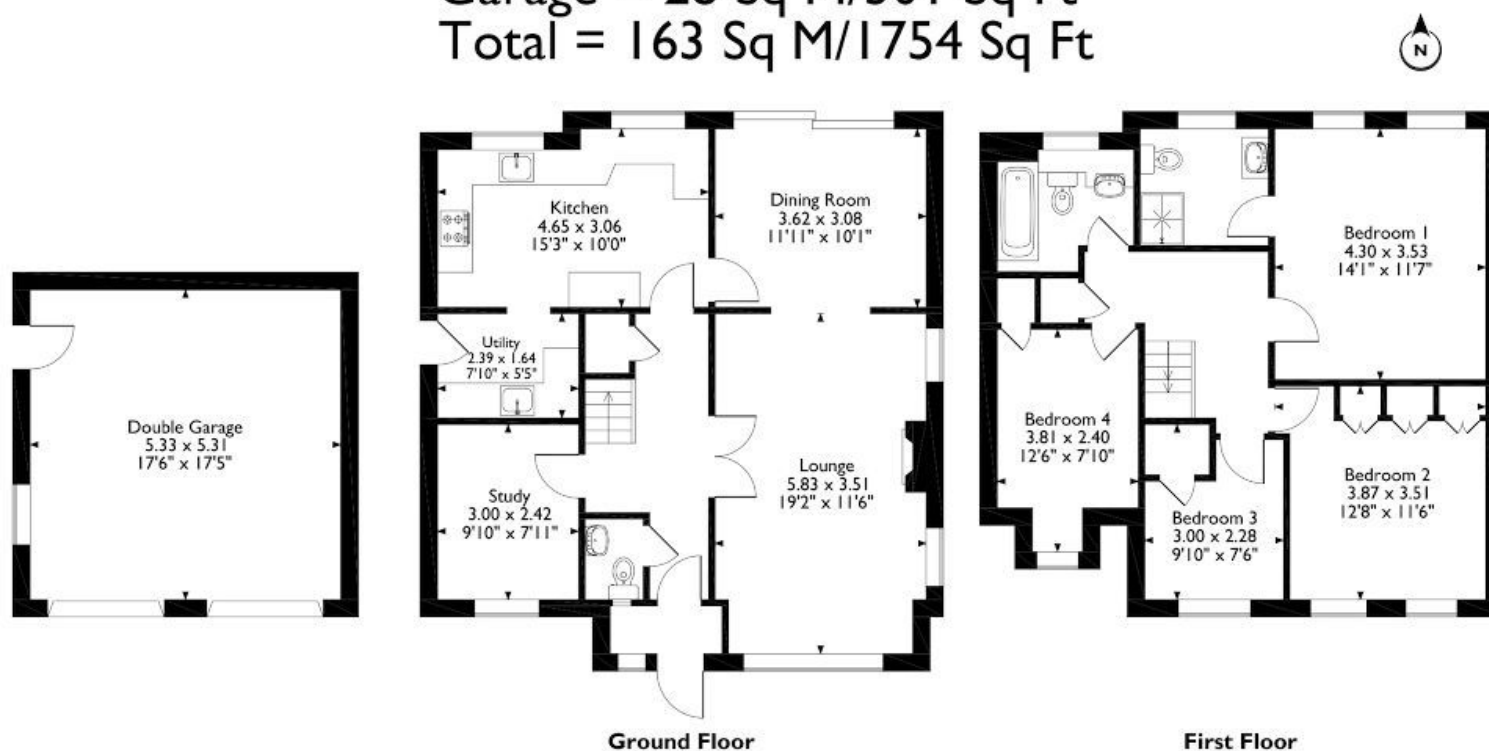
Council Tax Band: G

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Robarts Close, Pinner  
 Approximate Gross Internal Area  
 Main House = 135 Sq M/1453 Sq Ft  
 Garage = 28 Sq M/301 Sq Ft  
 Total = 163 Sq M/1754 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 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.