



**A CHAIN FREE FOUR BEDROOM FAMILY HOME OCCUPYING A 0.35 ACRE PLOT**

Pinner Hill, Pinner, HA5 3XX

**ROBSONS**



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**CHAIN FREE • 0.35 OF AN ACRE • TWO RECEPTION ROOMS • KITCHEN • FOUR BEDROOMS • FAMILY BATHROOM • EXTENSIVE REAR GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS • GARAGE • SCOPE TO EXTEND (STPP)**

### Description

Positioned on the highly desirable and exclusive Pinner Hill Estate, occupying a substantial plot of approx. 0.35 of an acre, is this four-bedroom detached family residence, available to the market with no onward chain. With the perfect blend of character and charm, the property offers fantastic potential, with the need for some modernisation to unlock its full potential. There is also plenty of scope to extend (STPP)

The ground floor comprises an entrance lobby, a large hallway, two bright reception rooms with access to the garden, and a generous kitchen / breakfast room. In addition, there is a utility room and a WC accessible via the kitchen.







Four good-sized bedrooms are located on the first floor, along with a family bathroom and a separate WC.

An extensive rear garden provides ample outdoor space to enjoy, with tall trees and established hedges providing a peaceful and tranquil setting. The imposing frontage allows for off-street parking for several cars, as well as privacy from passers-by. There is also the added benefit of a garage.

### **Location**

Nestled in a private gated estate with beautiful manicured lawns and mature trees, with the exclusive Pinner Hill Golf Club at the top of the estate. Pinner, Northwood and Northwood Hills are a short distance away, with the Metropolitan Line accessible at Pinner and Northwood Hills Underground stations. The area is well served by state and private schools, including St. John's Merchant Taylors' School for boys which is adjacent to the estate.

### **Additional Information**

Tenure: Freehold

Private Road Contribution: £600 PA as of 2025

Local Authority: London Borough of Harrow

Council Tax Band: H

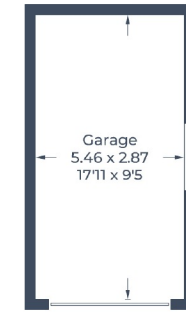
Energy Efficiency Rating: TBC

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Approximate Gross Internal Area  
 Ground Floor = 81.7 sq m / 879 sq ft  
 First Floor = 81.4 sq m / 876 sq ft  
 Garage = 15.5 sq m / 167 sq ft  
 Total = 178.6 sq m / 1,922 sq ft



(Not Shown In Actual Location / Orientation)

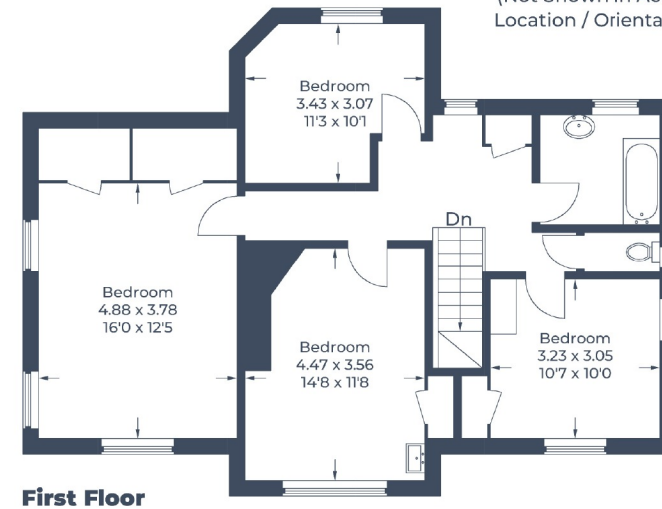
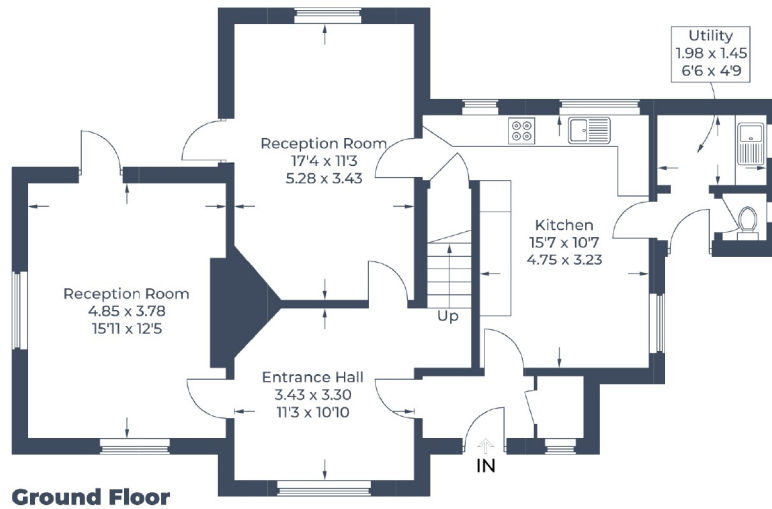


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