



**A CHARACTERFUL DETACHED FOUR BEDROOM FAMILY RESIDENCE OVER  
2,000 SQ FT WITH EXCEPTIONAL POTENTIAL (STPP) AND CHAIN FREE**

Oxhey Lane, Pinner, HA5 4AN

**ROBSONS**

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**FOUR BEDROOMS • TWO RECEPTION ROOMS  
• DINING ROOM • KITCHEN • GROUND  
FLOOR SHOWER ROOM • CONSERVATORY •  
LARGE GARDEN • OWN DRIVEWAY AND OFF  
STREET PARKING**

**Description**

Occupying a generous and private plot, this substantial detached family home extends to over 2,000 sq ft. Offered vacant with no onward chain, the property presents an excellent opportunity to modernise, remodel and potentially extend, subject to the necessary planning permissions (STPP). The accommodation opens into a welcoming entrance hall with cloakroom, leading to the principal reception rooms and staircase to the first floor. The spacious dual-aspect reception room enjoys an abundance of natural light and opens into the conservatory, which overlooks the mature rear garden. The dining room is conveniently positioned adjacent to both the kitchen and reception room. The well-proportioned kitchen / breakfast room offers a range of fitted units, ample worktop space and space for appliances. A versatile additional reception room, ideal as a home office or family room, benefits from patio doors opening onto the garden. A modern ground floor shower room and useful storage complete the ground floor accommodation.





To the first floor are four well-proportioned bedrooms and a family bathroom. The generous principal bedroom and a guest room benefit from fitted wardrobes and pleasant views over the surrounding grounds. The rear garden is predominantly laid to lawn and bordered by established shrubs and mature trees, providing a high degree of privacy. To the front, a private driveway offers parking for multiple vehicles and leads to the integral double garage, with mature trees and planting enhancing the attractive approach.

### **Location**

Oxhey Lane is located a short walk from Hatch End High Street as well as Morrisons Supermarket. The High Street provides a range of shops, restaurants, coffee houses and popular supermarkets, with Pinner High Street also nearby. For commuters, local buses are easily accessible, with Hatch End and Headstone Lane Stations providing the overground services to London Euston. Alternatively, Pinner Station provides the Metropolitan Line.

The area is well served by primary and secondary schooling, including nearby Grimsdyke Primary and Hatch End High, as well as local parks and play areas. Grimsdyke Golf Course is also just a few moments away.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: E

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



Approximate Gross Internal Area  
Ground Floor = 120.9 sq m / 1,301 sq ft  
First Floor = 66.0 sq m / 710 sq ft  
Total = 186.9 sq m / 2,011 sq ft  
(Including Garage)



**Ground Floor**

**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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