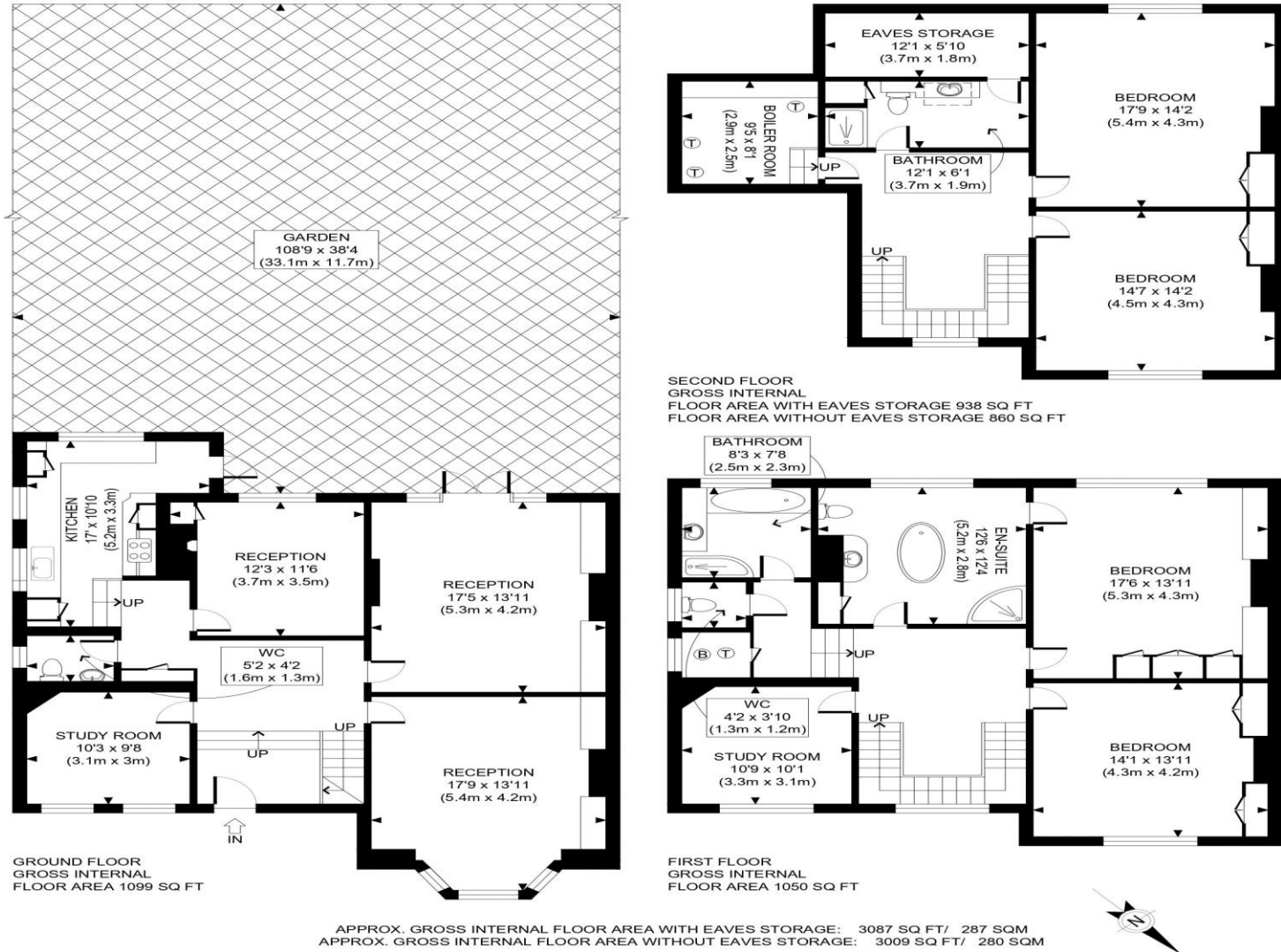


# The Floorplan...



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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## More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**  
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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



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Elegant Edwardian Five-Bedroom Family Home in Prime Pinner Location – No Onward Chain Offered to the market with no onward chain, this beautifully presented five-bedroom, three-bathroom Edwardian residence effortlessly combines timeless period charm with modern family living. Ideally situated just moments from the heart of Pinner and the excellent transport links of Pinner Station, this is a rare opportunity to acquire a truly desirable home in a sought-after setting. The ground floor opens into a welcoming entrance hallway, setting the tone for the spacious accommodation throughout. A bright living room to the front provides a comfortable retreat, complemented by a separate dining room ideal for formal entertaining. A dedicated study offers an excellent space for home working, while the fitted kitchen flows through to a breakfast room, creating a sociable hub for everyday family life. A convenient cloakroom completes the ground floor. To the first floor, the property offers a well-balanced layout including a generous bedroom with en-suite bathroom, a further bedroom, a separate office, a modern family bathroom, and an additional WC. The second floor provides two further bedrooms along with a shower room, making it an ideal space for older children, guests, or additional flexibility. Externally, the property boasts an impressive rear garden extending to approximately 110 ft, mainly laid to lawn and complemented by a generous patio area, perfect for outdoor dining, entertaining, and family enjoyment.



£1,400,000  
Freehold

Cecil Park, Pinner HA5 5HH



## In Brief...

- Five spacious Bedrooms
- Three Bathrooms
- Stunning Character Features
- Fitted Kitchen & Breakfast room
- Two Spacious Reception Rooms
- Private 110ft Rear Garden
- No Onward Chain



## The Location...

### Nearest Stations ...

Pinner Station (approximately 0.5 miles away)  
North Harrow Station is also nearby (approximately 1 mile)  
Northwood Station is approximately 2 miles

Cecil Park is a desirable residential road in the heart of Pinner, offering a perfect balance of convenience and community charm. The property is just a short walk from Pinner High Street, which provides a variety of boutique shops, restaurants, cafés, and supermarkets. For commuters, the Metropolitan Line is available at nearby Pinner Station, offering fast and direct access into Central London and beyond. The area is well served by a number of highly regarded primary and secondary schools, as well as local parks, playgrounds, and recreational facilities. Excellent bus routes and road links further enhance connectivity to surrounding areas.