



**A SPACIOUS DETACHED SIX BEDROOM, 3 RECEPTION ROOMS, FIVE BATHROOM  
RESIDENCE WITH LARGE GARDEN AND OFF STREET PARKING**

Chiltern Road, Pinner, HA5 2TD

**ROBSONS**

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**ENTRANCE HALLWAY • SIX DOUBLE BEDROOMS • FIVE BATHROOMS • MAIN BEDROOM WITH FITTED WARDROBES AND ENSUITE • KITCHEN / BREAKFAST ROOM • RECEPTION ROOM / DINING AREA LEADING TO GARDEN • FAMILY ROOM AND STUDY AREA • GROUND FLOOR SHOWER ROOM AND SAUNA • LARGE GARDEN WITH PATIO AREA • OFF STREET PARKING**

### Description

An impressive and substantially extended six-bedroom, five-bathroom detached residence, ideally positioned on a sought-after road within easy reach of both Pinner and Eastcote.

The property opens into a welcoming entrance hallway, providing access to a front-aspect family room and a versatile study area, along with a well-appointed shower and sauna room. To the rear, a spacious kitchen/breakfast room is fitted with a range of units and a breakfast bar, flowing seamlessly into the reception/dining area.





This, in turn, opens into a bright conservatory with a glass roof, offering delightful views over the patio and rear garden.

The accommodation is completed by six generously sized double bedrooms, all benefitting from fitted wardrobes. Two bedrooms feature en-suite facilities, while the principal bedroom occupies the second floor and enjoys fitted wardrobes, useful under-eaves storage, and a private en-suite bathroom.

Externally, the property boasts a well-maintained rear garden, predominantly laid to lawn with mature shrub borders and a large patio area, ideal for outdoor entertaining. To the front, a driveway provides ample off-street parking.

### **Location**

Chiltern Road is situated equally close to both Pinner and Eastcote offering a variety of shops, restaurants, coffee houses and popular supermarkets. There are excellent transport facilities close by including local bus links and the Metropolitan Line at Pinner and Eastcote stations, both providing a frequent service into Central London and beyond. The area is well served with a range of schooling including West Lodge and Cannon Lane Primary Schools close by.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: G

Energy Efficiency Rating: D

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



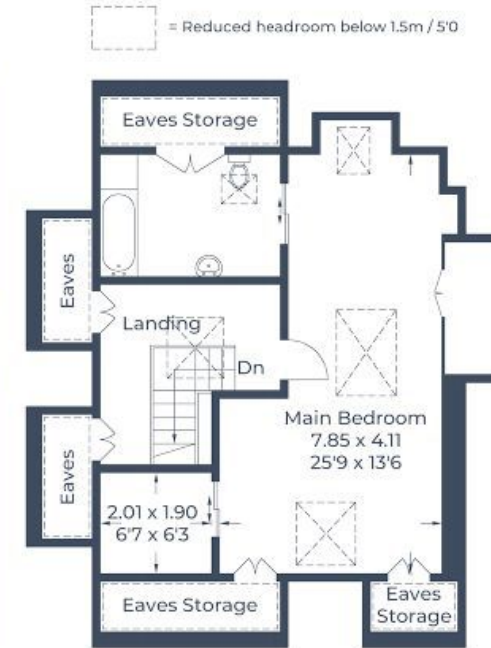
Approximate Gross Internal Area  
 Ground Floor = 115.1 sq m / 1,239 sq ft  
 First Floor = 96.1 sq m / 1,034 sq ft  
 Second Floor = 54.6 sq m / 588 sq ft  
 Total = 265.8 sq m / 2,861 sq ft  
 (Excluding Eaves / Eaves Storage)



**Ground Floor**



**First Floor**



**Second Floor**

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