



**A DESIRABLE FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME IN A PEACEFUL CUL-DU-SAC**

Arden Mhor, Pinner, HA5 2HR

**ROBSONS**

Arden Mhor, Pinner, HA5 2HR

**RECEPTION ROOM • KITCHEN/BREAKFAST ROOM • GUEST WC • PRINCIPAL BEDROOM WITH EN-SUITE • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • INTEGRAL GARAGE • SCOPE TO EXTEND (STPP)**

### Description

Enjoying a quiet cul-de-sac position shared with just three other properties and offering picturesque views over local Greenbelt Land, this desirable four-bedroom, two-bathroom detached family home provides 1,689 sq ft of comfortable living accommodation, with scope to extend (STPP).

The ground floor features a welcoming hallway with a guest WC, leading to a spacious 28'7" x 13'4" reception room with sliding doors opening directly onto the rear garden. The kitchen/breakfast room enjoys garden views and offers a generous range of fitted units, space for freestanding appliances, and a French door opening out to the garden.





Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, complemented by three further double bedrooms and a family bathroom.

Outside, this property boasts a stunning private rear garden with incredible views over Greenbelt Land, which is mainly laid to lawn and bordered by mature trees and shrubs for excellent privacy. A patio area provides an ideal spot for outdoor dining, along with a garden shed for additional storage. To the front, there is a driveway providing off-street parking, a garden, an integral garage, and side access to the rear garden.

### **Location**

Arden Mhor is set within a desirable location, just a short distance from Northwood Hills and Pinner's amenities. For commuters, there are excellent transport facilities close by, including local bus links and the Metropolitan Line at nearby Pinner and Northwood Hills underground stations. The area is well served by primary and secondary schooling, including Haryn Primary School and Haydon Secondary School, as well as children's parks/playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: G

Energy Efficiency Rating: E

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





Approximate Gross Internal Area = 135.3 sq m / 1,457 sq ft  
Garage = 21.5 sq m / 232 sq ft  
Total = 156.8 sq m / 1,689 sq ft

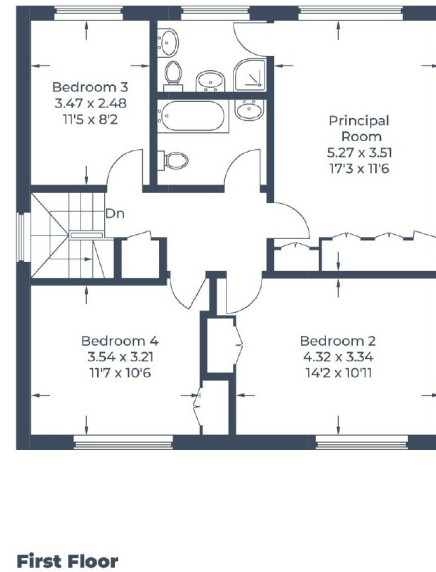
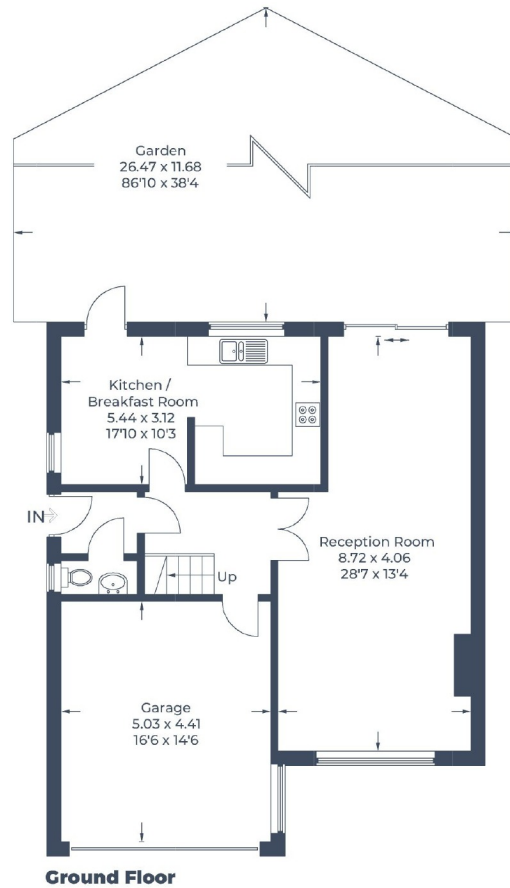


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Robsons



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.