



**A REMARKABLE FOUR BEDROOM PERIOD PROPERTY IN EXCESS OF 3,500 SQ.FT**

Cheney Street, Pinner, HA5 2TF



• SEMI-DETACHED • TWO RECEPTION ROOMS • MODERN KITCHEN/DINING ROOM • UTILITY ROOM • FOUR DOUBLE BEDROOMS • THREE SPACIOUS BATHROOMS • ATTRACTIVE WEST FACING GARDEN • OFF-STREET PARKING • TWO GARAGES • PLOT OF APPROX. 0.35 ACRES

### Description

Rarely available to the market, is this exceptional grade II listed, period property offering an abundance of character and charm, alongside modern comforts. This one of a kind property has been carefully extended over the years to keep in timing with modern day living, whilst retaining its original, distinctive features such as the hall flooring which is the original flooring of the farmhouse granary from the 1500s.

Upon entering the property you are welcomed by a stunning reception hall that is overlooked by a large, first floor galleried landing which in turn allows plenty of natural light giving the area a more spacious feel. The hallway features exposed beams throughout, an Inglenook fireplace with an open-fire and a guest cloakroom. There are two generous reception rooms, both with open fireplaces, with the largest of the two being dual aspect with direct access to the garden. Completing the ground floor is a modern kitchen/dining room offering a variety of units that provide ample storage space, integrated appliances and a large kitchen island.





There is plenty of room for a family dining table & chairs as well as a sitting area, with doors opening out the garden making this the ideal space for entertaining. Off the kitchen is a useful utility room. To the first floor there is a galleried landing leading to three impressive double bedrooms, two of which enjoy picturesque views over the garden with one boasting a spacious en-suite bathroom. A four-piece family bathroom completes the first floor. Added in 2000, there is a second floor that hosts the principal bedroom complete with an en-suite, a dressing room, and air-conditioning.

Externally this home enjoys a beautifully presented, west facing rear garden (approx. 1/4 of an acre) that is laid to lawn with shrub borders and a variety of flower beds. There is a good size patio area, perfect for alfresco dining in the summer months, and a greenhouse. To the front there is a sizeable, gravelled driveway allowing off-street parking for multiple cars. There is the added benefit of two garages.

#### **Location**

Cheney Street is situated within easy reach of both Eastcote and Pinner offering a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links, the Metropolitan Line at Pinner station, and the Metropolitan and Piccadilly line available at Eastcote station.

#### **Additional Information**

Tenure: Freehold

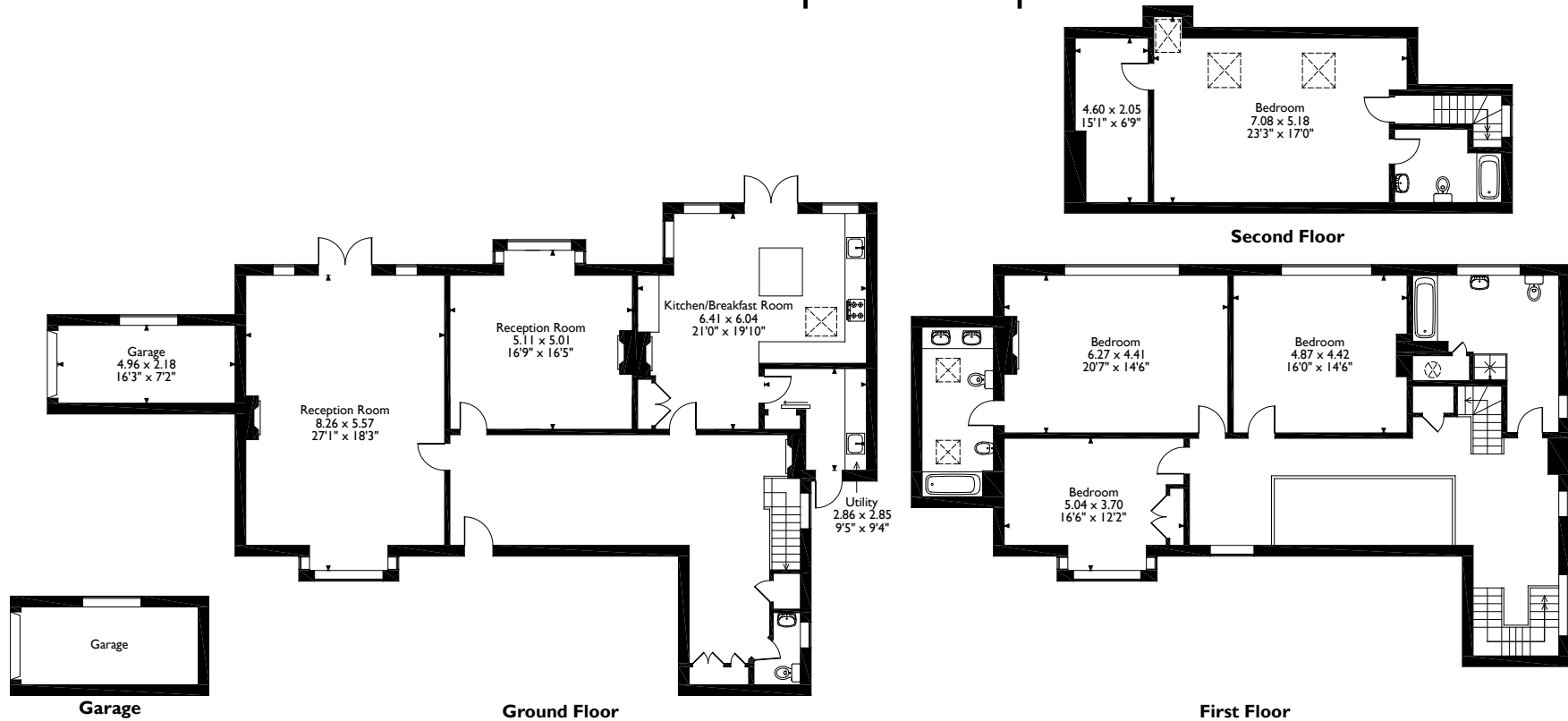
Local Authority: London Borough of Hillingdon

Council Tax: Band G

Energy Efficiency Rating: Band E



Cheney Street, Pinner  
 Approximate Gross Internal Area  
 Main House = 332 Sq M/3572 Sq Ft  
 Garage = 11 Sq M/118 Sq Ft  
 Total = 343 Sq M/3690 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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