



**A FOUR BEDROOM, TWO BATHROOM DETACHED HOME WTH PLANNING**

Tolcarne Drive, Pinner, HA5 2DR



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**1,663 SQ. FT • TWO RECEPTION ROOMS •  
KITCHEN / BREAKFAST ROOM • LARGE  
UTILITY ROOM • PRINCIPAL BEDROOM WITH  
EN-SUITE • THREE FURTHER BEDROOMS •  
FAMILY BATHROOM • REAR GARDEN •  
OFF-STREET PARKING & DOUBLE GARAGE •  
PLANNING PERMISSION IN PLACE REF:  
57721/APP/2003/1833.**

### Description

A bright and well presented four-bedroom two-bathroom detached residence, offering in excess of 1,600 sq. ft with planning granted to extend and foundation in place. Perfect for families, the property is ideally placed for a choice of local schools, as well as shopping facilities and excellent transport links.

The ground floor comprises an entrance hallway with a guest cloakroom and stairs to the first floor. Off the hallway is a generous lounge with adjoining doors through to a rear-aspect dining room with sliding doors opening out to the garden patio. There is a large kitchen / breakfast room complete with modern units and integrated appliances, with the added benefit of a separate, large utility room.





To the first floor there is a principal bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms and a family bathroom.

There is planning permission in place for a two-storey rear extension, first floor side extension and a two-storey front extension, with all foundations in place. Full details can be found online at [planning.hillingdon.gov.uk](http://planning.hillingdon.gov.uk) with reference 57721/APP/2003/1833.

Externally, this property features a large rear garden that is laid to lawn with a patio area. To the front there is a driveway allowing off-street parking, and a double garage.

### **Location**

Tolcarne Drive is located off Chamberlain Way, just a short distance from Northwood Hills High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is available at nearby Northwood Hills Station, with easy access to local bus routes. Alternatively, both Eastcote and Pinner high streets are just a short distance away. The area is well served by primary and secondary schooling with Harlyn Primary School just footsteps away, with plenty of children's parks/play areas and recreational facilities close by.

### **Additional Information**

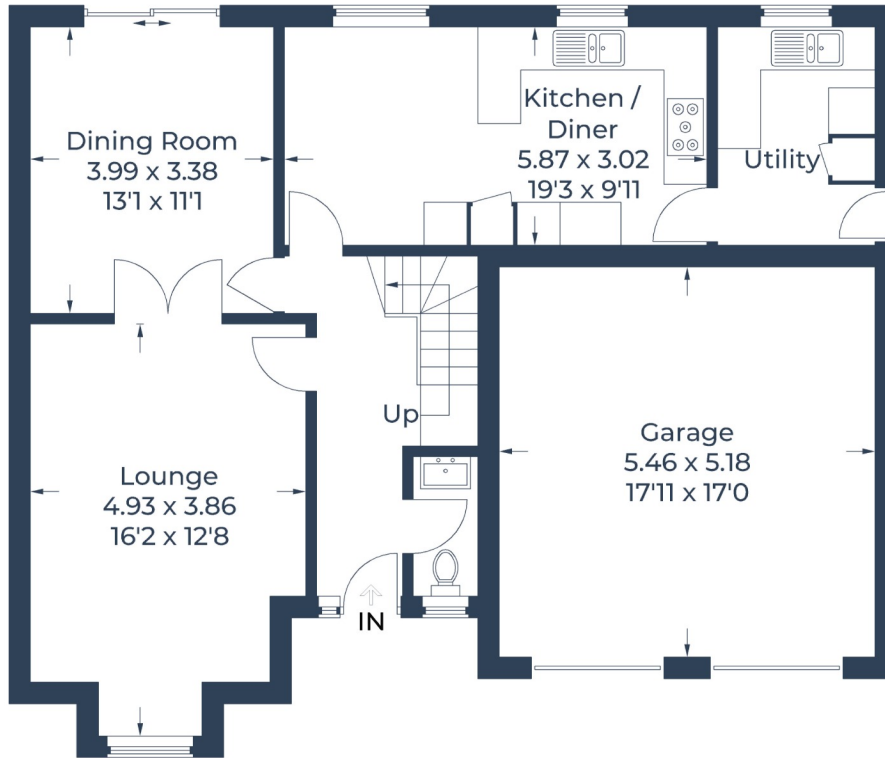
Local Authority: London Borough of Hillingdon

Council Tax: Band F

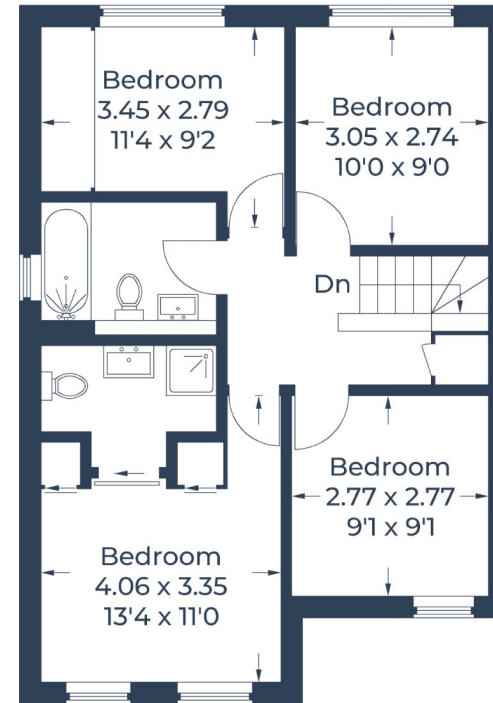
Energy Efficiency Rating: C



Approximate Gross Internal Area  
 Ground Floor = 72.2 sq m / 777 sq ft  
 First Floor = 53.7 sq m / 578 sq ft  
 Garage = 28.6 sq m / 308 sq ft  
 Total = 154.5 sq m / 1,663 sq ft



**Ground Floor**



**First Floor**

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