



**A CHAIN FREE FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME**

Cuckoo Hill Drive, Pinner, HA5 3PG

**ROBSONS**



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**NO ONWARD CHAIN • ENTRANCE HALLWAY  
• TWO RECEPTION ROOMS • MODERN  
KITCHEN & UTILITY • GUEST WC • FOUR  
DOUBLE BEDROOMS • TWO BATH/SHOWER  
ROOMS (ONE EN-SUITE) • PRIVATE REAR  
GARDEN • OFF-STREET PARKING • GARAGE**

### Description

Available to the market with no onward chain. A four bedroom, two-bathroom detached family home, situated on a popular road just a short distance from Pinner High Street, the Metropolitan Line Station and a number of local schools.

The ground floor comprises an entrance hallway with stairs to the first floor and a useful store/cloak cupboard. Off the hallway is a generous lounge with access to the guest WC, an adjoining dining room, and a well-equipped kitchen with integrated appliances and a utility area.

To the first floor there are four well-appointed double bedrooms with one benefiting from a modern en-suite bathroom, and a three-piece family shower room.







The property offers a private rear garden that is part lawn and part patio, with a few shrubs bordering the lawn. Off-street parking is available to the front of the property via your own driveway, along with a garage.

### **Location**

Cuckoo Hill Drive is located off High View, a short distance from Pinner High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with local bus routes easily accessible.

The area is well served by primary and secondary schooling, including West Lodge, Haryln and Pinner Wood Primary Schools, with Northwood Hill Secondary School and Nower Hill High School also close by.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

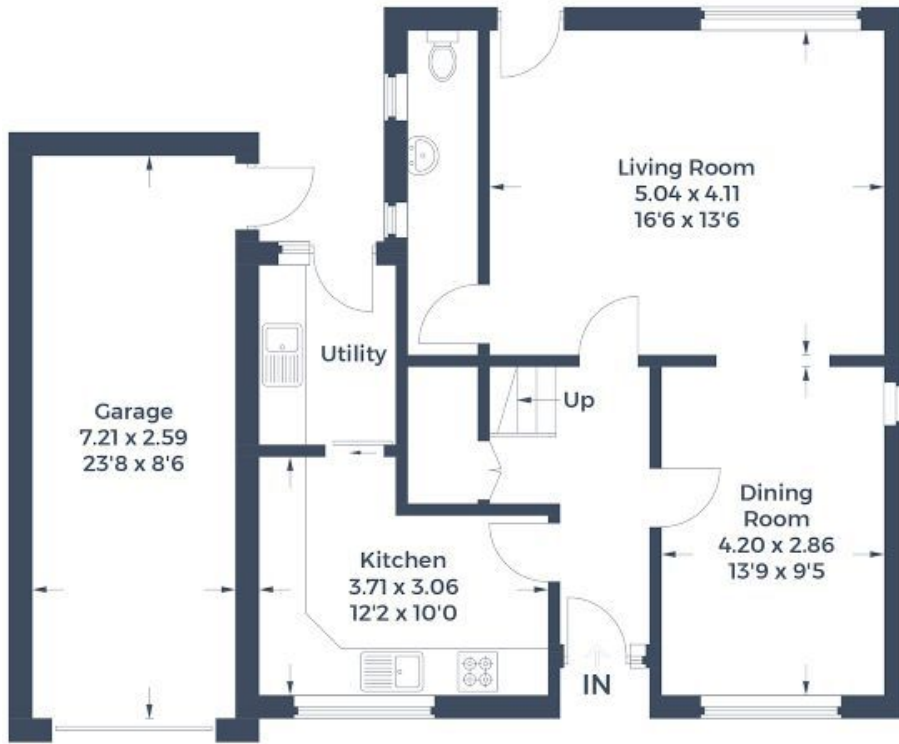
Energy Efficiency Rating: D

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

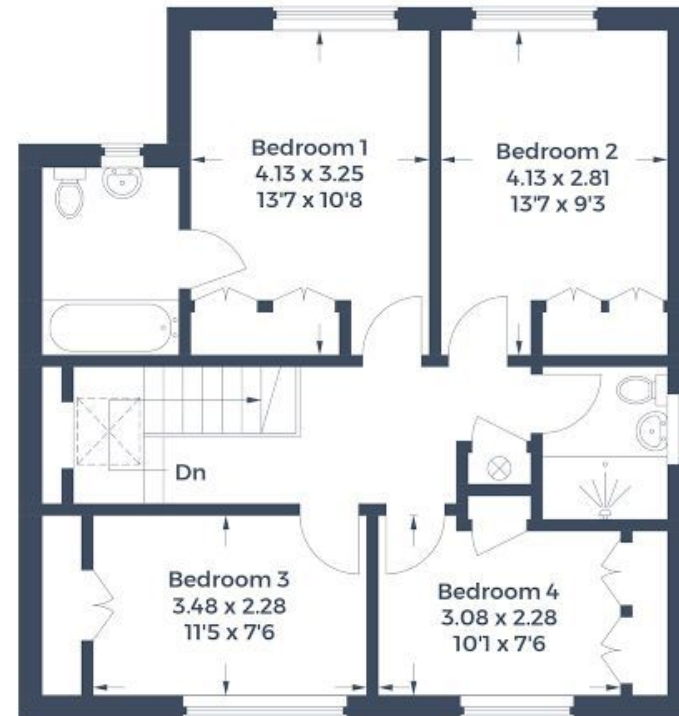




Approximate Gross Internal Area  
Ground Floor = 57.7 sq m / 621 sq ft  
First Floor = 62.4 sq m / 672 sq ft  
Garage = 19.0 sq m / 204 sq ft  
Total = 139.1 sq m / 1,497 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**ROBSONS**

1 High Street, Pinner HA5 5PJ  
Tel: 020 8866 8083 Email: pinner@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)