



A SUPERB SIX BEDROOM, THREE BATHROOM FAMILY RESIDENCE IN EXCESS OF 3,500 SQ. FT. WITH PLANNING PERMISSION TO EXTEND.

South View Road, Pinner Hill, HA5 3XZ

ROBSONS

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APPROX 1/3 OF AN ACRE • 3,508 SQ. FT. WITH PLANNING PERMISSION TO EXTEND LIVING SPACE • THREE RECEPTION ROOMS • KITCHEN / DINER WITH UTILITY ROOM • MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE • FIVE FURTHER BEDROOMS • TWO BATHROOMS • SWIMMING POOL & POOL HOUSE • OFF-STREET PARKING & DOUBLE GARAGE • SOCIAL MEMBERSHIP AT PINNER HILL GOLF CLUB INCLUDED

Description

An outstanding six bedroom, three-bathroom detached family residence (3,508 sq.ft), situated on the highly sought-after and exclusive Pinner Hill Estate, enjoying a tranquil and picturesque setting, with the added benefit of planning permission to extend. Planning has been granted for a front porch with an entrance canopy and conversion of the garage to a habitable space. Full details can be found at Harrow.gov/planning using reference P/0750/23.

The ground floor comprises a grand entrance hall with a guest cloakroom and a generous store/cloak cupboard. Off the hallway is the main reception room, which leads on to a playroom, as well as an adjoining, light-filled family room overlooking the rear garden. Completing the ground floor is a sophisticated and well-designed, open-plan kitchen/diner featuring a range of both base and eye level units, an integrated oven, ample worktop space, and access to the garden. There is also the added benefit of a utility room. To the first floor there is an impressive master bedroom boasting a dressing room and a luxury en-suite bathroom. There are two further double bedrooms with fitted wardrobes and a family bathroom. The second floor hosts three additional bedrooms, a bathroom and access to eaves storage space.













This superb home showcases a beautifully presented, large rear garden that is part lawn and part patio, with a swimming pool and a pool house. A carriage driveway to the front of the property provides off-street parking for several cars, along with a double garage.

Location

Pinner Hill is situated just moments from Pinner, Northwood and Northwood Hills, which all offer an array of boutique shops, restaurants, coffee houses and popular supermarkets. There are excellent transport facilities close by including local bus links and the Metropolitan Line at Northwood, Northwood Hills and Pinner stations, all providing a fast and frequent service into the heart of Central London and beyond. The area is well served by state and private primary and secondary schools, children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

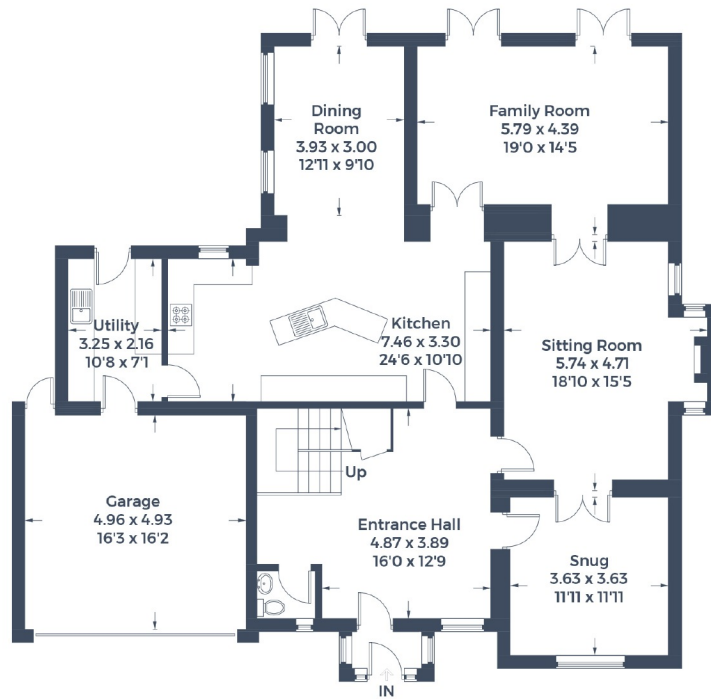
Council Tax Band: H

Energy Efficiency Rating: D

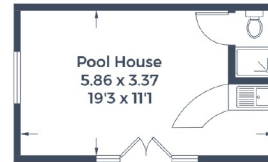
For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.



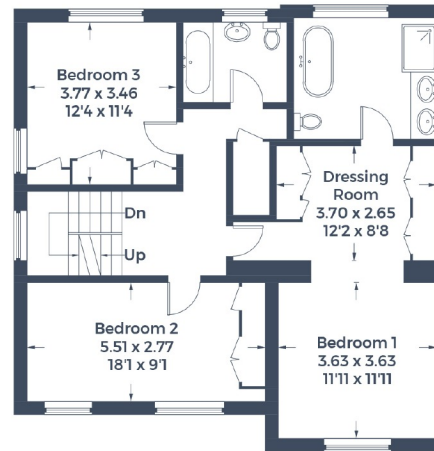
Approximate Gross Internal Area = 281.1 sq m / 3,026 sq ft
 Pool House = 19.6 sq m / 211 sq ft
 Garage = 25.2 sq m / 271 sq ft
 Total = 325.9 sq m / 3,508 sq ft



Ground Floor

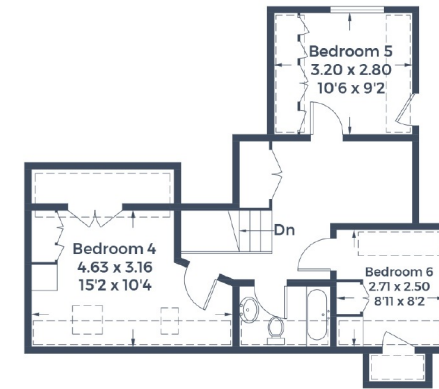


(Not Shown In Actual Location / Orientation)



First Floor

= Reduced headroom below 1.5m / 5'0"



Second 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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