



**AN EXTENDED THREE/FOUR BEDROOM FAMILY HOME IN A POPULAR LOCATION**

Cannon Lane, Pinner, HA5 1HR



**ENTRANCE HALLWAY • RECEPTION ROOM • KITCHEN/DINING/LIVING ROOM • GROUND FLOOR SHOWER ROOM & WC • STUDY/GUEST BEDROOM • THREE BEDROOMS • FAMILY BATHROOM • SEPARATE WC • WELL MAINTAINED GARDEN • OFF-STREET PARKING • FURTHER SCOPE TO EXTEND (STPP)**

### Description

An extended and well appointed, three / four bedroom family home, perfectly positioned for a number of local high streets, schools and excellent transport links. The property offers scope to further extend (STPP).

The ground floor comprises an inviting entrance hallway with two useful store/cloak cupboards, a generous front aspect lounge, and a large kitchen/dining/living room overlooking the rear garden. The kitchen features modern, neutral fitted units with an integrated double oven & hob, ample storage space and a kitchen island / breakfast bar. A dining area continues on from the kitchen and provides access to the garden via bi-folding doors. There is also the added benefit of a living/family area. Completing the ground floor is a study which can alternatively be used as a guest bedroom, and a ground floor shower room and WC.





To the first floor there are two well-appointed double bedrooms with one benefiting from fitted wardrobes, a further bedroom, and a family bathroom with a separate WC.

Externally the property boasts a well maintained garden that is laid to lawn with a patio area and garden shed. To the front there is a driveway providing off-street parking.

### **Location**

Situated on a popular road within easy access to Pinner, Rayners Lane and Eastcote's high streets which all offer a variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, there are numerous local bus links as well as the Metropolitan Line at Pinner, Rayners Lane and Eastcote tube stations, with the Piccadilly Line also at Rayners Lane and Eastcote.

The area is well served for primary and secondary schooling such as Cannon Lane and West Lodge School, children's parks/playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

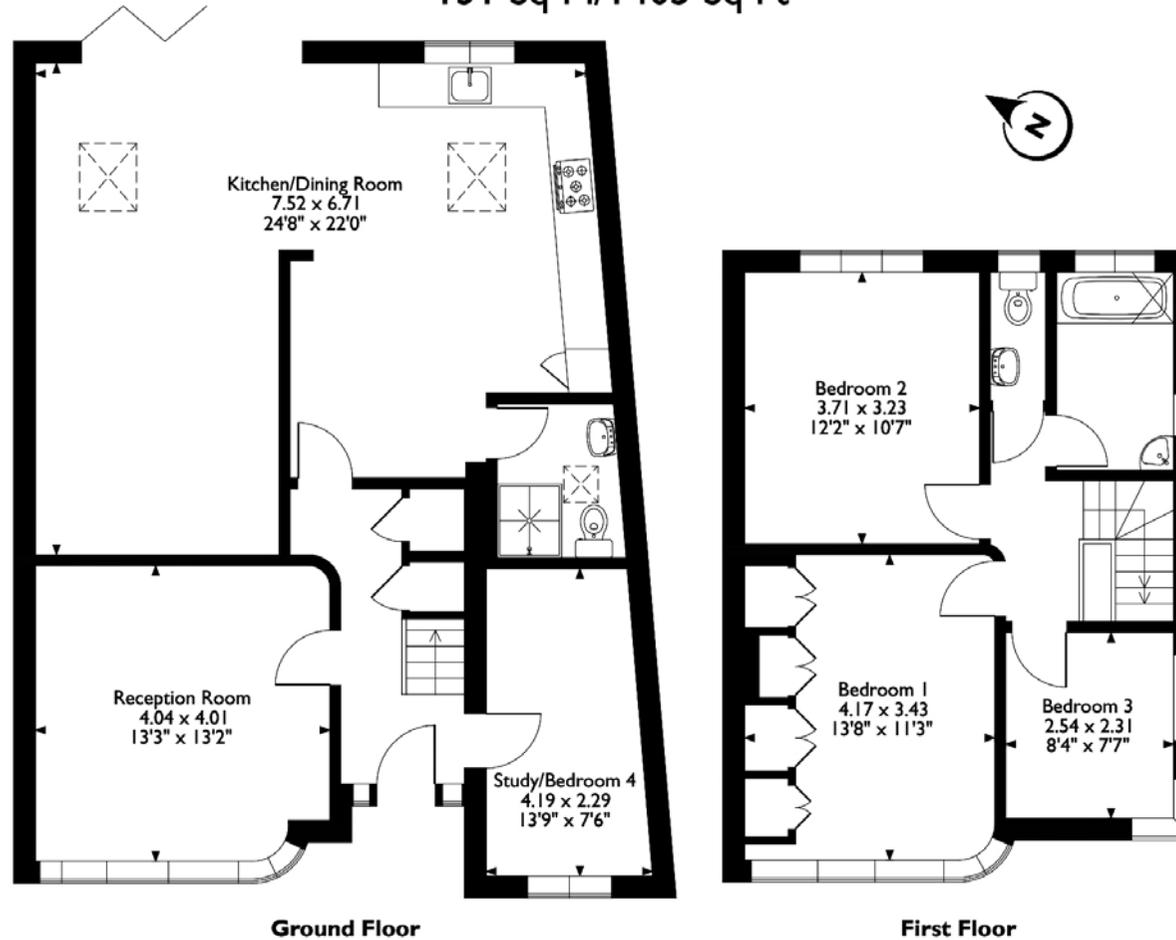
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band D



Cannon Lane, Pinner  
Approximate Gross Internal Area  
131 Sq M/1405 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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