



**A BRIGHT & WELL-PRESENTED 3 BEDROOM HOME WITH SCOPE TO EXTEND (STPP)**

Cannon Lane, Pinner, HA5 1HU

**ROBSONS**



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**ENTRANCE HALLWAY • GROUND FLOOR WC  
• STUDY • LIVING ROOM • OPEN-PLAN  
KITCHEN/DINING ROOM • THREE BEDROOMS  
• LUXURY FAMILY BATHROOM • SIZEABLE  
REAR GARDEN • OFF-STREET PARKING •  
SCOPE TO EXTEND (STPP)**

### Description

A modern and well-presented three-bedroom family home offering bright and well-appointed interiors with a sizeable rear garden and off-street parking for multiple cars. This property is located on a popular road just moments from Cannon Lane Primary School and Pinner High, with a choice of local high streets close by.

The ground floor comprises an entrance hallway with an adjoining study and a guest WC, a welcoming living room with a bay window, and a large open-plan kitchen/dining room. The kitchen features a range of modern units with integrated appliances and ample storage space, with a generous dining area and two sets of doors opening out to the rear garden.







To the first floor there are two good-sized double bedrooms with fitted wardrobes, a further bedroom and a luxury four-piece family bathroom.

Externally, the property benefits from a generous rear garden that is laid to lawn with a good-sized patio area. Off-street parking is available at the front of the property via your own driveway.

### **Location**

Cannon Lane is a popular road within easy reach of Pinner High Street, Rayners Lane and Eastcote, which all offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are numerous local bus routes available, with a number of local underground stations nearby, including Pinner Station (Metropolitan Line), Rayners Lane Station (Metropolitan Line & Piccadilly Line) and Eastcote Station (Metropolitan Line & Piccadilly Line).

The area is well served for primary and secondary schooling, including Pinner High School and Cannon Lane Primary School which are close by, as well as West Lodge Primary School just a short distance away. There are also a number of children's parks/playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

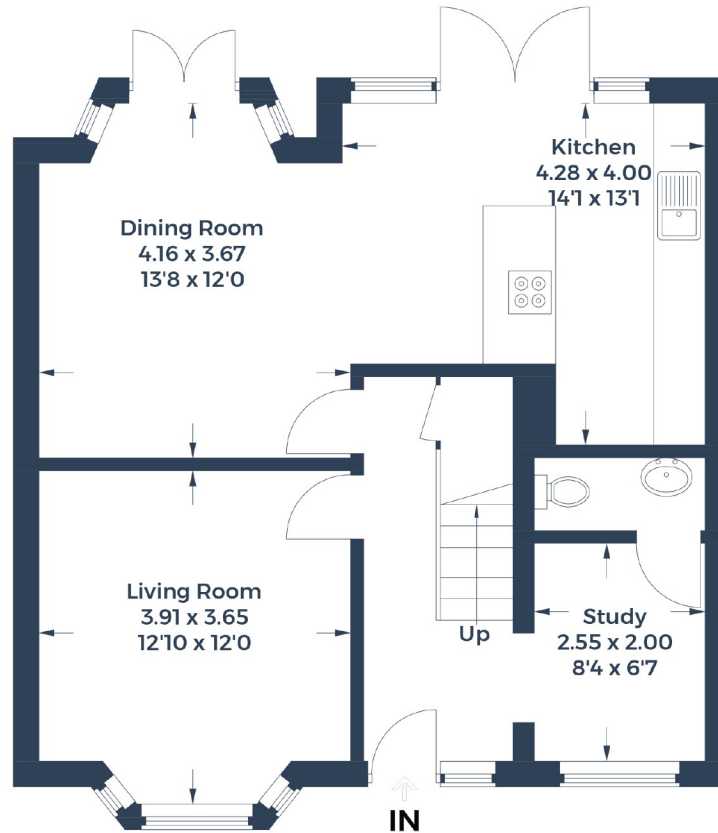
Council Tax: Band E

Energy Efficiency Rating: D

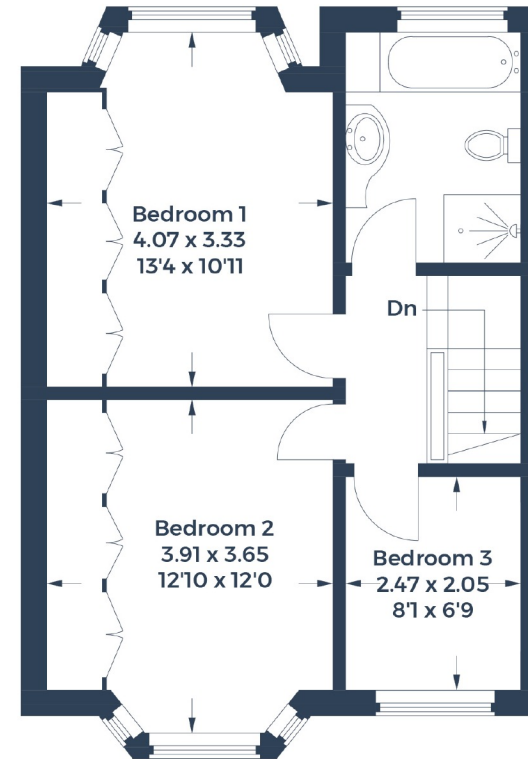




Approximate Gross Internal Area  
 Ground Floor = 60.4 sq m / 650 sq ft  
 First Floor = 42.5 sq m / 457 sq ft  
 Total = 102.9 sq m / 1107 sq ft



**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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