



## EXTENDED THREE BEDROOM, TWO BATHROOM FAMILY HOME

Cannon Lane, Pinner, HA5 1HU

**ROBSONS**

## EXTENDED THREE BEDROOM, TWO BATHROOM FAMILY HOME

Cannon Lane, Pinner, HA5 1HU

**LOUNGE • FAMILY ROOM • KITCHEN/DINING ROOM WITH PANTRY • GROUND FLOOR SHOWER ROOM/GUEST CLOAKROOM • THREE BEDROOMS • FAMILY BATHROOM • GARDEN STORE • OFF STREET PARKING • WEST FACING REAR GARDEN**

### Description

This superb three bedroom, two bathroom property has been extended to create a stunning open plan kitchen/dining room overlooking the rear garden.

The property has a welcoming entrance hall. There is a lounge to the front with a bay window and double doors through to the family room. This is open plan with the bright and spacious kitchen/dining room. The stunning kitchen area has ample wall and base units, integrated appliances, a centre island with breakfast bar and a pantry. There are two velux skylights in the extension and three panel bi-fold doors leads out into the rear garden.

This floor is completed by a ground floor shower room/guest cloakroom.





To the first floor is the principal bedroom, which has a bay window and fitted wardrobes. The second bedroom also has fitted wardrobes. The first floor is completed by a third bedroom and a family bathroom, which has a shower above the bath.

There is off street parking to the front of the property, with side access to the rear garden. There is a gate at the rear of the property for resident access. The landscaped rear garden has a decked patio, raised garden beds and lawn, with a garden store to the rear.

Situated on a popular road in a convenient location with easy access to local schools and Pinner, Rayners Lane and Eastcote's amenities. Pinner, Rayners Lane and Eastcote all offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner, Rayners Lane and Eastcote tube stations, with the Piccadilly Line also at Rayners Lane and Eastcote. Both lines provide a fast and frequent service into the heart of Central London and beyond. Located in the ever-popular Cannon Lane Primary and Pinner High School catchment, the area is well served by parks, playgrounds and recreational facilities.

#### **Additional Information**

Tenure: Freehold

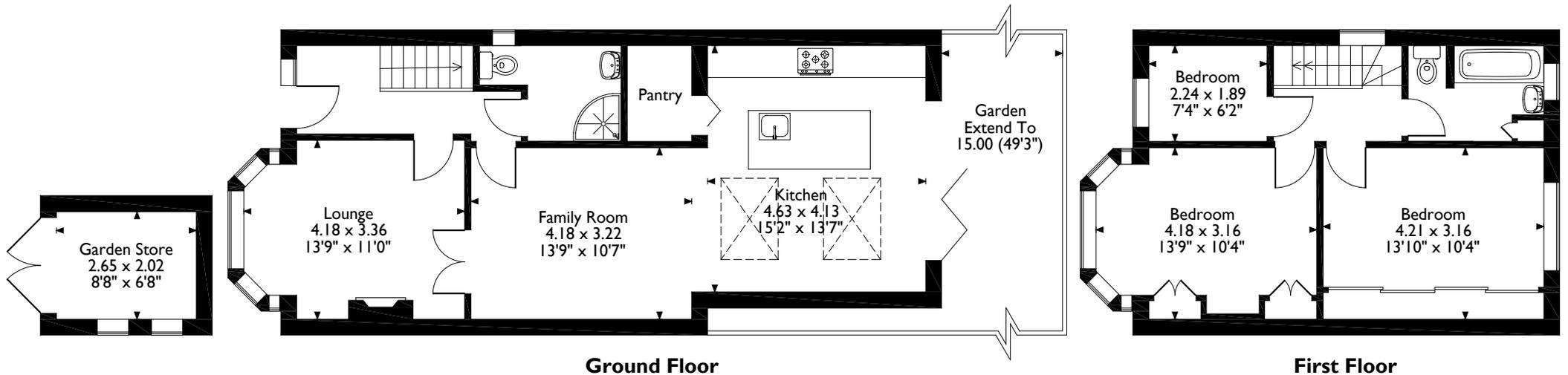
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band D



**Cannon Lane, Pinner**  
**Approximate Gross Internal Area**  
**Main House = 102 Sq M/1098 Sq Ft**  
**Garden Store = 5 Sq M/54 Sq Ft**  
**Total = 107 Sq M/1152 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.



1 High Street Pinner, Middlesex, HA5 5PJ  
 Tel: 020 8866 8083 Email: [pinner@robsonswb.com](mailto:pinner@robsonswb.com)  
[www.robsonswb.com](http://www.robsonswb.com)

[www.londonoffice.co.uk](http://www.londonoffice.co.uk)  
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.