



**AN EXTENDED THREE/FOUR BEDROOM FAMILY HOME WITH NO ONWARD CHAIN**

Cannon Lane, Pinner, HA5 1HP

**ROBSONS**



# AN EXTENDED THREE/FOUR BEDROOM FAMILY HOME

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**ENTRANCE PORCH & HALLWAY • GUEST WC • LOUNGE/DINING ROOM • MODERN KITCHEN/ BREAKFAST ROOM • STUDIO/ANNEXE • THREE BEDROOMS • FAMILY BATHROOM • SEPARATE WC • WELL-PRESENTED GARDEN • OFF-STREET PARKING • NO ONWARD CHAIN**

## Description

Available to the market with no onward chain, is this generously appointed, 1930s three/four bedroom family home that boasts a self-contained studio/annexe, and offers further potential to extend (STPP). The ground floor comprises an entrance porch leading to a welcoming hallway with original wood flooring and a guest WC. The hallway flows through the ground floor and opens up to a well-equipped kitchen/breakfast room that offers modern fitted units, room for a small dining table & chairs, and underfloor heating. Off the hallway there is a spacious, double length reception / dining room with a bay window and direct access to the garden. Completing the ground floor is a studio / annexe with a kitchenette and an en-suite, this part of the property shares the main entrance but is accessed separately to the main house. The area is ideal for a guest bedroom, or even a home office/study.







To the first floor there are two generous double bedrooms that benefit from fitted wardrobes, a further single bedroom and a family shower room with a separate WC. There is the added benefit of a large loft that is boarded, ideal for storage space. Externally the property boasts a 90ft (Approx), west facing garden that is laid to lawn with a large patio area at either end, perfect for outdoor dining in the summer months. To the front there is a driveway providing off-street parking for multiple cars.

### 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

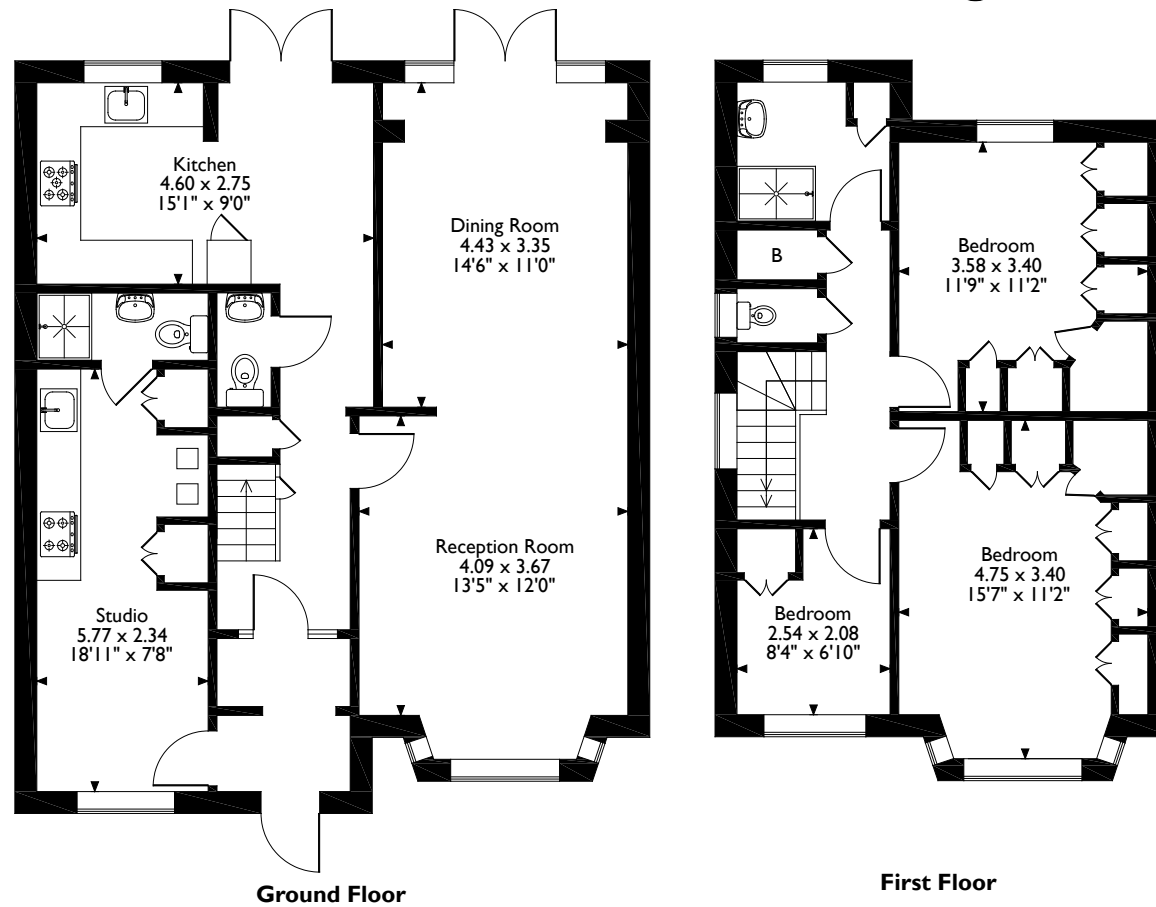
Local Authority: London Borough of Harrow

Council Tax Band: Band E

Energy Efficiency Rating: Band D



Cannon Lane, Pinner  
Approximate Gross Internal Area  
122 Sq M/1313 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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1 High Street, Pinner, Middlesex, HA5 5PJ  
Tel: 0208 866 8083 Pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

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

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