



  
**Andrew Pearce**  
PINNER

CANNON LANE, PINNER, MIDDLESEX, HA5 1HP £789,950



**A four bedroom, two bathroom semi detached family home built in the 1930's and tastefully modernised and extended by the current owners, situated in this popular residential location convenient for Pinner and Cannon Lane School and Pinner High School.**

This property has been extended to the side, replacing the original garage to create a fourth bedroom/study with en-suite and an extension to the original kitchen. The property offers further scope for extension to the rear and into the loft, subject to the relevant planning consents. The property is fully double glazed with gas central heating.

Accommodation comprises; welcoming entrance hallway with stained glass front door and window, through lounge, extended kitchen/breakfast room, well fitted with a range of wall and base unit and some integral units, ground floor bedroom four which could also be used as a study or third reception room with en suite shower room.

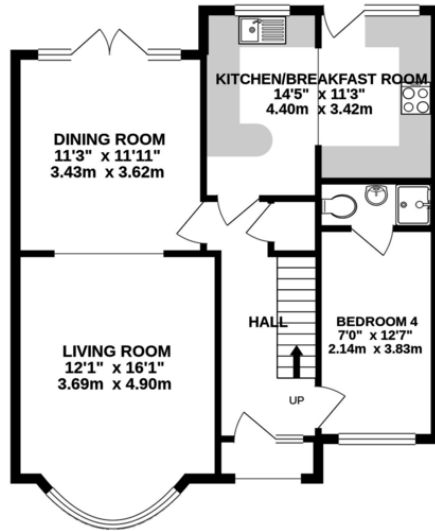
To the first floor there are three bedrooms, with the principle bedroom providing fitted wardrobes. Furthermore, there is a well-appointed bathroom, separate WC and access to a large loft.

Outside the property offers a secluded west facing rear garden with a large patio area and laid lawn. The front garden is paved to provide off street parking for 3 cars.

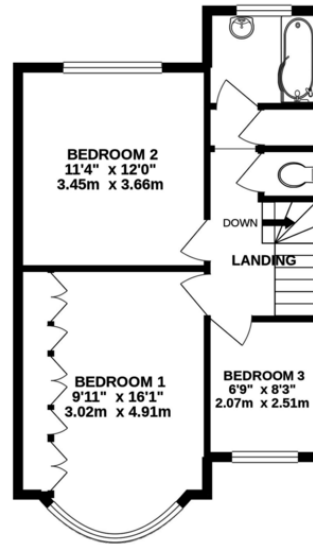
Pinner's historic High Street and Metropolitan line station along with Eastcote and Rayners Lane shopping and transport facilities are within a short distance. The property also falls within the close proximity of Cannon Lane Primary and Pinner High Schools.



**GROUND FLOOR**  
673 sq.ft. (62.5 sq.m.) approx.



**1ST FLOOR**  
485 sq.ft. (45.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1158 sq.ft. (107.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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