




Andrew Pearce
PINNER

CANNON LANE, PINNER, MIDDLESEX HA5 1HL



A beautifully presented and extended four bedroom, three reception room, three bathroom detached family home located within a moment's walk of Pinner Village and the area's outstanding schools at West Lodge & Cannon Lane.

The property has been exceptionally maintained throughout using the highest quality fittings and fixtures including a stunning kitchen / breakfast room.

Accommodation comprises; spacious entrance porch leading to the entrance hallway, dining room with an attractive feature fireplace, wood flooring and a bay window to the front aspect. Extended living room features doors leading to the secluded rear garden. The stunning kitchen has also been extended with a range of units at the base and eye level, with integral appliances and a breakfast bar. Completing the ground floor is a spacious utility room and downstairs shower room.

To the first floor there are three good sized bedroom (master bedroom with fitted wardrobes) and a well-appointed bathroom suite. Stairs to the second floor lead to the principle bedroom with a large ensuite.

Outside is a large rear garden with a garden storage. To the front of the property there is off road parking for 2 cars.



This property is conveniently situated less than a few moments walk to Pinner Village with its vast array of shopping and transport links including the Metropolitan Line.

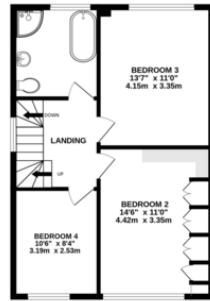
Both Cannon Lane Schools and West Lodge are within a short walk.

OUTBUILDING
300 sq.ft. (27.7 sq.m.) approx.

GROUND FLOOR
520 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.2 sq.m.) approx.

2ND FLOOR
389 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1953 sq.ft. (181.4 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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