



A WELL MAINTAINED FOUR BEDROOM, TWO BATHROOM EXTENDED HOME

Cannonbury Avenue, Pinner, HA5 1TT

ROBSONS

Cannonbury Avenue, Pinner, HA5 1TT

**ENTRANCE PORCH & HALLWAY • GUEST WC •
THROUGH LOUNGE/DINING ROOM • LARGE
CONSERVATORY • STUDY • FOUR BEDROOMS
• TWO BATH/SHOWER ROOMS • PRIVATE
REAR GARDEN • OFF-STREET PARKING •
SCOPE TO FURTHER EXTEND (STPP)**

Description

An extended and well presented four bedroom, two-bathroom family home, with scope to further extend (STPP), ideally situated for a choice of local high streets, schools (walking distance from Cannon Lane Primary and Pinner High School), and excellent transport facilities.

The ground floor comprises an entrance porch and hallway with stairs to the first floor and a guest WC. Off the hallway is a through lounge/dining room with an adjoining conservatory, a well-equipped kitchen featuring integrated appliances, and a front aspect study. The first floor hosts two double bedrooms with fitted wardrobes, two further bedrooms, and two family bath/shower rooms.





Externally, the property offers a generous rear garden that is laid to lawn with a decking area, ideal for alfresco dining in the summer months. To the front, there is off-street parking available for two cars via your own driveway.

Location

Cannonbury Avenue is just off Cannon Lane, within easy reach of Pinner, Rayners Lane and Eastcote High Street, all of which offer a variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is available at Pinner, Rayners Lane and Eastcote tube stations, while the Piccadilly Line is also available at Rayners Lane and Eastcote.

The area is well served by local schooling, with Cannon Lane Primary School and Pinner High School close by, as well as children's parks, playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: C

For additional information, please refer to www.robsonswb.com or call us on: 020 8866 8083.



Approximate Gross Internal Area
Ground Floor = 78.1 sq m / 841 sq ft
First Floor = 52.6 sq m / 566 sq ft
Total = 130.7 sq m / 1,407 sq ft

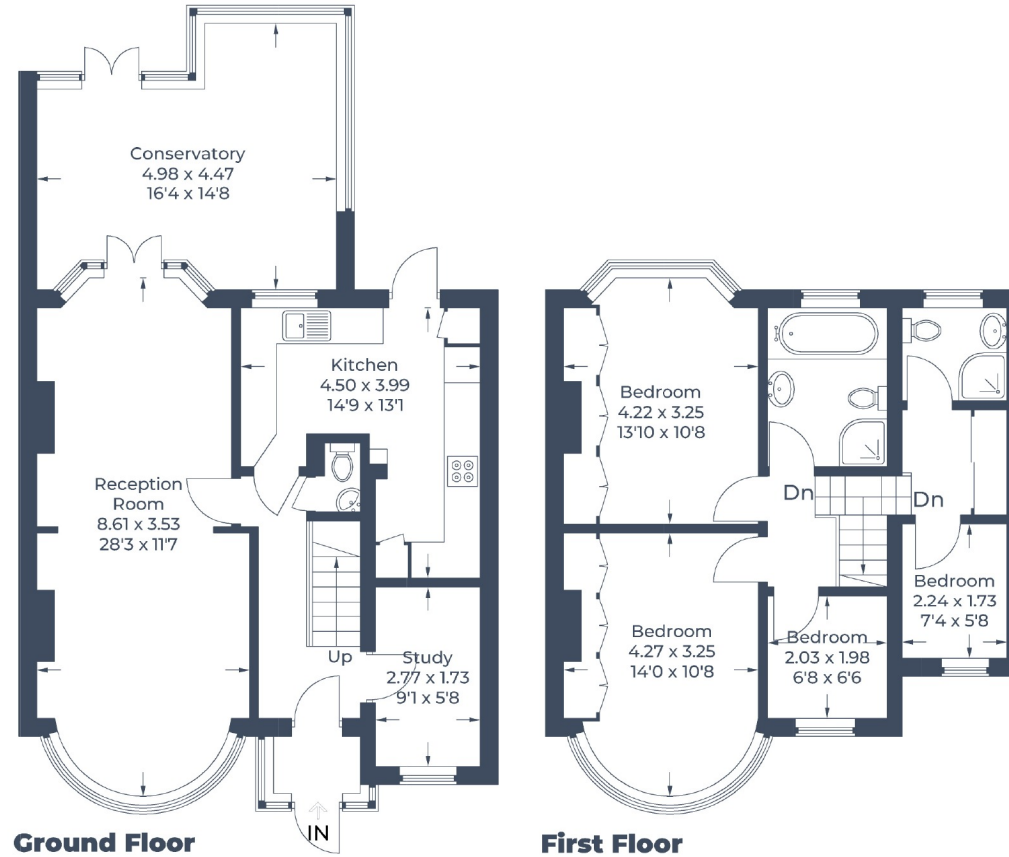


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Robsons

ROBSONS

1 High Street, Pinner HA5 5PJ
Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com

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.