



Andrew Pearce
PINNER



CANNON LANE, PINNER, HA5 1HY



Andrew Pearce is delighted to present this beautifully refurbished 4-bedroom semi-detached home, located on the highly sought-after Cannon Lane. Recently renovated to an exceptional standard, this property offers a perfect combination of modern living and spacious accommodation, making it ideal for families or those seeking additional space to grow.

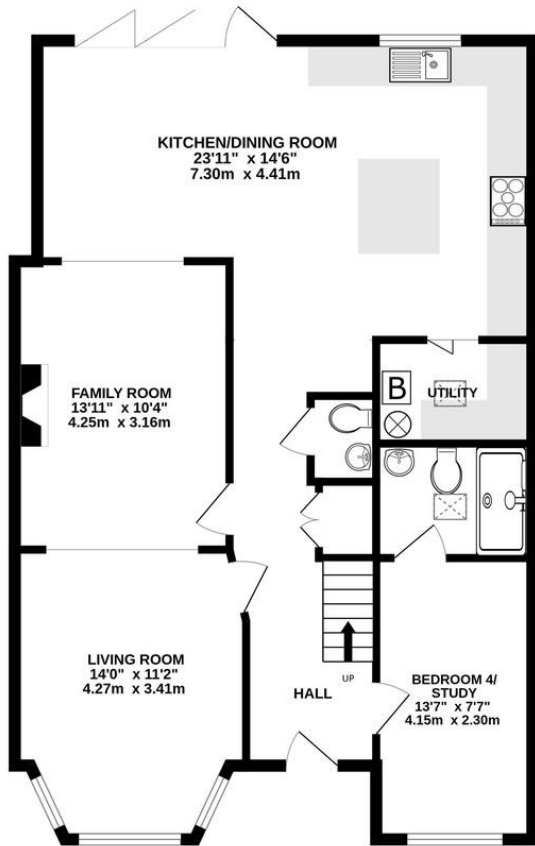
Key Features Included:

- 4 well-proportioned bedrooms
- 2 Bathrooms & 4 toilets
- Open-plan kitchen/diner with custom island
- Underfloor heating
- Extended to the rear and side
- Newly refurbished
- High-quality fitted appliances
- Spacious garden with patio & bi-folding doors
- Off-street parking
- Potential to extend further (STPP)
- 1,389 sqft of living accommodation
- Chain free

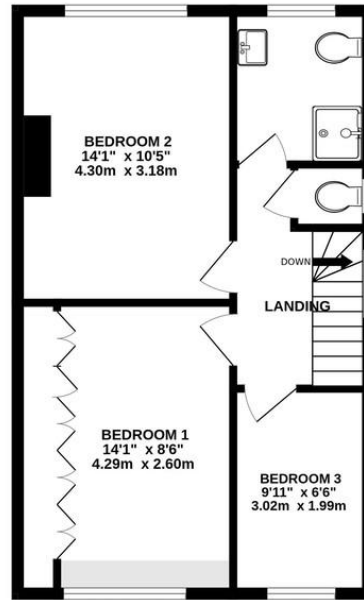


Conveniently located, the property is just 0.9 miles from Pinner High Street and Station (Metropolitan Line), 1 mile from Eastcote High Street and Station (Metropolitan & Piccadilly Lines), and only 0.4 miles from both Cannon Lane Primary School and the highly regarded Pinner High School.

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.0 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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