




Andrew Pearce
PINNER

CANNON LANE, PINNER, MIDDLESEX, HA5 1HR



Spacious 4-Bedroom Family Home in Prime Location for Families

This well-presented and generously sized four-bedroom, two-bathroom semi-detached home is perfectly located for families, with outstanding schools just a short walk away. If you're looking for a home that offers both comfort and convenience, this property has everything you need.

Spacious & Bright Living Areas: Step into a welcoming entrance hallway with plenty of space for coats and shoes, and a handy understairs cupboard for extra storage. The large through lounge is bathed in natural light, featuring a beautiful leaded light double-glazed window at the front and doors that open to the rear garden, perfect for family gatherings or relaxing evenings.

Modern Kitchen & Family Room: The kitchen is well-equipped with both base and eye-level units, and contrasting work surfaces that provide ample space for meal prep. An adjoining family room offers flexibility—use it as a breakfast room, home study, or playroom for the kids.

Convenient Utility Room: A spacious utility room off the kitchen offers additional storage and a door leading to the garage, making household chores even easier.

Spacious Bedrooms & Family Bathroom: On the first floor, you'll find three generously sized bedrooms and a large family bathroom with a four-piece suite, offering plenty of room for busy mornings.

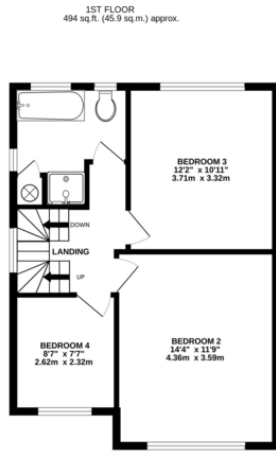
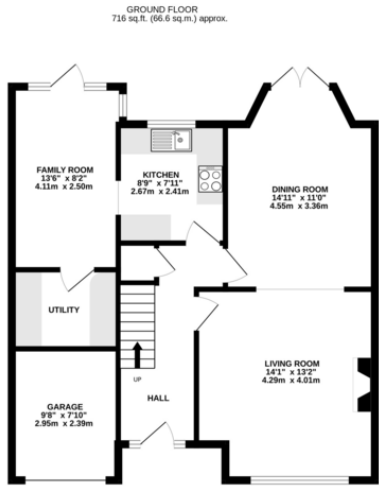
Private Principal Suite: The second floor is dedicated to the principal bedroom, complete with an ensuite shower room—your own private retreat.

Family-Friendly Outdoor Space: The secluded east-facing rear garden is perfect for children to play in or for hosting summer BBQs. With a raised patio area for outdoor dining and a spacious lawn area, this garden also features a charming summer house for additional storage or as a play area.

Location: This home is in the heart of the family-friendly *Cannon Lane* area, with two outstanding schools—*Cannon Lane Primary* and *Pinner High School*—just a short walk away. The location is ideal for families who want easy access to top-rated education. For commuters, Pinner station is just minutes away, offering excellent transport links to Central London via the Metropolitan Line.

This home combines the best of family living with modern conveniences in a highly sought-after location.





TOTAL FLOOR AREA : 1492 sq.ft. (138.5 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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