




Andrew Pearce
PINNER

CANNONBURY AVENUE, PINNER, MIDDLESEX HA5 1TP



Spacious Family Home Near Outstanding Schools

Welcome to your ideal family home! This generous property offers flexible living spaces perfect for growing families. Step inside to a welcoming storm porch and a spacious entrance hallway, leading to a bright through lounge and an extended kitchen—ideal for family gatherings and entertaining.

You'll find two versatile additional rooms that can serve as bedrooms or studies, along with a large ground-floor shower room for convenience. Upstairs, the first floor features two cozy bedrooms, a study or potential bedroom three, and a family bathroom. The second floor is dedicated to a stunning principal bedroom complete with an ensuite—your private retreat.

Outside, enjoy a beautifully mature garden stretching approximately 100 feet, perfect for playtime or relaxing weekends. A large shed/workshop at the end of the garden provides additional storage or a creative space for hobbies.

Cannonbury Avenue is a fantastic location for families, with easy access to outstanding schools. You'll find a variety of shopping and transport options nearby, including Pinner's Metropolitan line station and the vibrant High Street with its charming bars and restaurants. Plus, The Croft Park is just a short walk away, offering a wonderful space for outdoor fun and family activities.

This home is not just a place to live—it's a community waiting to welcome you!



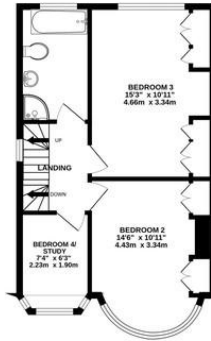
OUTBUILDING
286 sq.ft. (26.4 sq.m.) approx.



GROUND FLOOR
856 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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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