

# Cannonbury Avenue

Pinner • Middlesex • HA5 1TR

Guide Price: £790,000



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The charming 3 bedroom semi-detached home on Cannonbury Avenue exudes a welcoming atmosphere with its well-maintained exterior and spacious interior. The large living room is perfect for relaxing or entertaining guests, while the modern kitchen is equipped with sleek appliances and ample storage space. Upstairs, the three bedrooms offer comfortable retreats, each with plenty of natural light and storage space.

The property also boasts a lovely back garden, ideal for enjoying outdoor activities or simply unwinding in a peaceful setting. To the front is a large driveway with space for three cars. Located on Cannonbury Avenue, this home offers convenience and tranquility in a desirable neighbourhood.

Semi Detached House

Three Bedrooms

One Bathroom

Separate WC

27ft Living/Dining Room

Large Garden

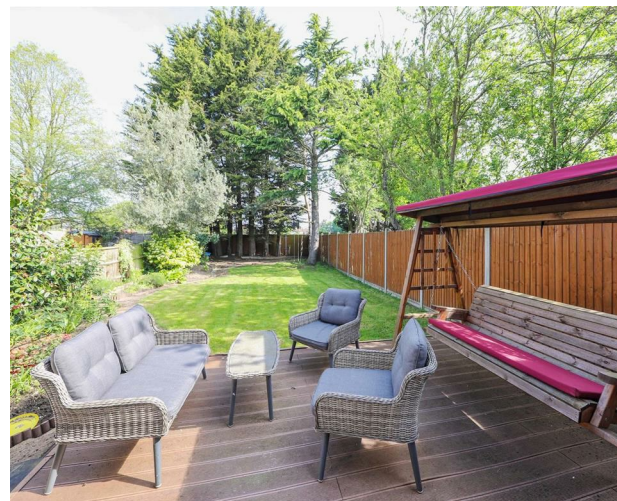
Private Driveway For Three Cars

Separate Garage

Fitted Kitchen

1109sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Location

Cannonbury Avenue is a popular residential road, ideally located between Old Eastcote, Pinner Village and Ruislip High Streets and their variety of shops, restaurant, schools, parks and amenities. The Metropolitan/Piccadilly line station based at both Eastcote and Ruislip offers swift and regular connections to Baker Street and the City. There are a number of highly regarded schools in the area including Cannon Lane Primary School, Pinner High School and West Lodge Primary School. For the motorist, the A40/M25 is only a short drive away providing access to London and the Home Counties.

### Description

The semi-detached house on Cannonbury Avenue in Pinner is a delightful property that offers a perfect blend of comfort and functionality. With three spacious bedrooms, a well-appointed bathroom, and a separate ground floor WC for added convenience, this home caters to the needs of a modern family. The large garage provides ample space for storage, while the spacious dining/living room area is ideal for hosting gatherings or simply relaxing with loved ones. It is also next to the spacious kitchen that has ample storage space and provides gorgeous views of the rear garden. Situated in the charming neighborhood of Cannonbury Avenue, this home is sure to provide a warm and inviting living space for its residents.

### Outside

To the front sits a large driveway for private off street parking big enough for three cars. At the rear is an impressively sized garden that is partly laid to lawn along with shrubbery along the sides as well as a decking area for outdoor dining purposes.



### Schools:

Cannon Lane Primary School (0.10 miles)  
Pinner High School (0.89 miles)  
West Lodge Primary School (0.92 miles)



### Train:

Eastcote (0.67 miles)  
Pinner (0.98 miles)  
Ruislip Manor (1.23 miles)



### Car:

M4, A40, M25, M40



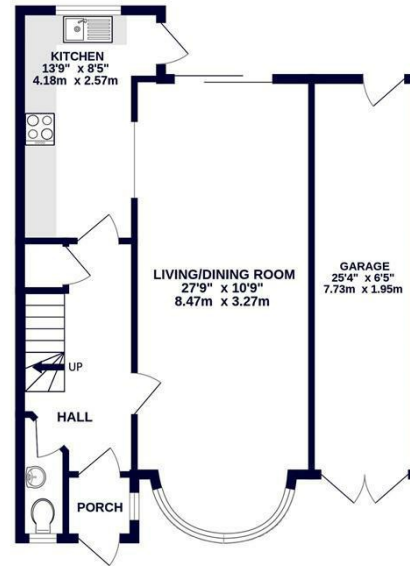
### Council Tax Band:

E

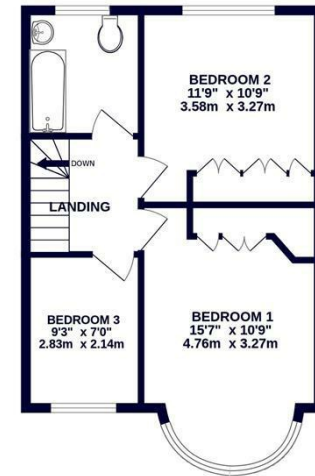
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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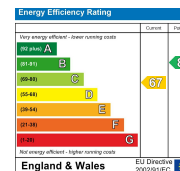


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