




Andrew Pearce
PINNER

CANNON LANE, PINNER, HA5 1JD

£725,000 OIEO



Ideally positioned in a highly sought-after location, this well-presented semi-detached house offers an excellent opportunity for those seeking a family home in a convenient and accessible area. With local amenities, reputable schools, and transport links all within close proximity, this property perfectly balances practicality and comfort.

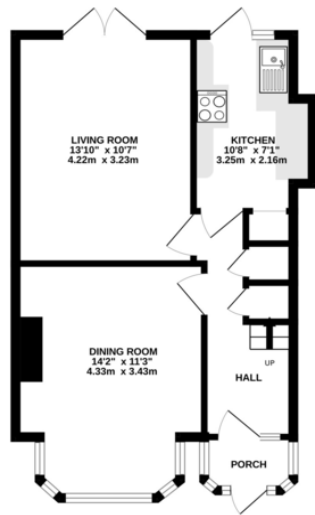
The ground floor comprises an inviting entrance porch and hallway, leading to two generously sized reception rooms, offering ample space for both formal and informal living. The kitchen is equipped with fitted units and provides direct access to the private garden. On the first floor, you will find two spacious double bedrooms, a well-proportioned single bedroom, and a family bathroom. The second floor features a large master bedroom with a shower room, providing a private and tranquil retreat.

Externally, the property boasts a well-maintained private garden, complete with a lawn, shrubs, and a patio area ideal for outdoor dining and entertaining. The front of the property benefits from off-street parking for added convenience.

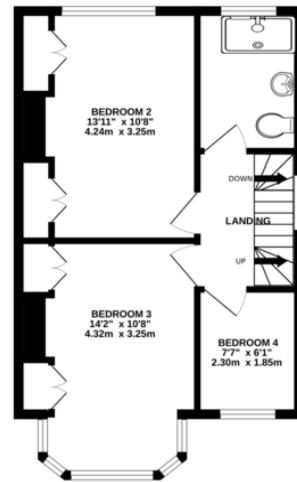
The location is second to none, being just a short distance from the shops, restaurants, and bus routes of Pinner, Eastcote and Rayners Lane High Streets. For commuters, the Metropolitan and Piccadilly Lines offer direct access to Central London. The property is also within close proximity of highly regarded schools, including Cannon Lane Primary and Pinner High School, making it an ideal choice for families.



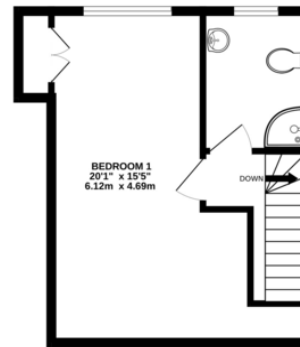
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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