



  
**Andrew Pearce**  
PINNER

CANNONBURY AVENUE, PINNER, HA5 1TW





**This beautifully presented three-bedroom family home is ideally situated in a sought-after area, perfect for families, and just a stone's throw from the outstanding Cannon Lane School. The property offers a fantastic blend of space and convenience, making it an excellent choice for those seeking a comfortable family home.**

The ground floor features a welcoming entrance hallway with convenient under-stairs storage, a front-facing reception room with a charming bay window and a wood-burning feature fireplace, and a spacious, extended rear reception room, also with patio doors opening onto the rear garden. The kitchen has a range of wall and base units, a breakfast bar, plumbing for appliances, and direct access to the garden.

Upstairs, you'll find a roomy landing leading to three well-sized bedrooms; the main bedroom comes with built-in wardrobes, and there is a family bathroom with a separate WC.

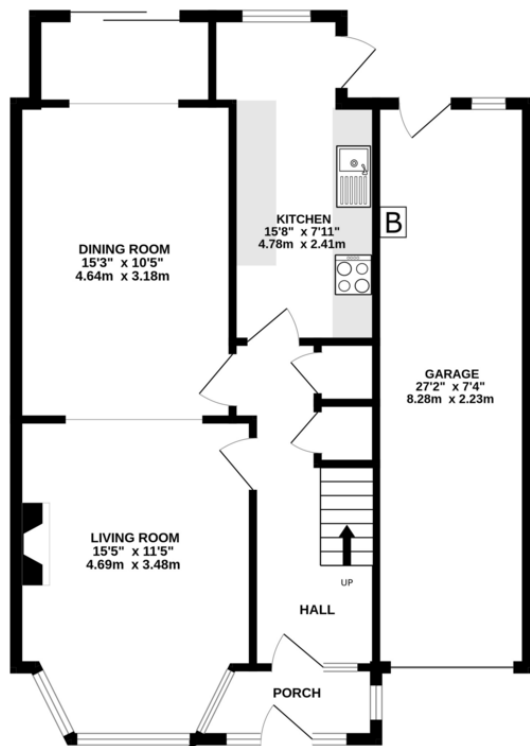
Outside, the property boasts a private and secluded rear garden measuring approximately 100ft in length, a garage with its own driveway, and off-street parking.

There is also huge potential to extend the home, subject to the necessary planning approvals.

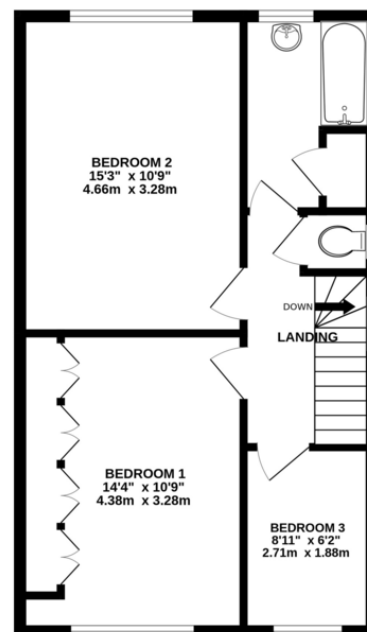


Cannonbury Avenue is a highly desirable area for families, offering proximity to excellent primary and secondary schools, including the renowned Cannon Lane School and Pinner High School with its Sixth Form. Commuters will appreciate the location, with Eastcote Station just a 10-minute walk away, providing easy access to central London via the Piccadilly and Metropolitan lines. Pinner High Street, with its vibrant café scene, is also just a short stroll away.

GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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