

# Cannonbury Avenue

Pinner • • HA5 1TT  
Guide Price: £995,000



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Pinner • • HA5 1TT

Cannonbury Avenue is a highly desirable residential location in central Pinner, offering a welcoming community atmosphere alongside a fantastic range of local amenities. This generously extended semi-detached family home provides well-proportioned accommodation, making it an excellent choice for growing families.

The property benefits from a convenient position close to a selection of well-regarded schools, independent shops, everyday amenities and excellent transport connections. With its spacious living accommodation and sought-after location, the house provides a comfortable and practical setting for modern family life.

Extended Semi Detached

Five Bedrooms

Office

Three Bathrooms

Open Plan Living Room

Three Reception Rooms

Fitted Kitchen

Off Street Parking

Outstanding Schools Nearby

Approx Area: 1,763 sqft

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.







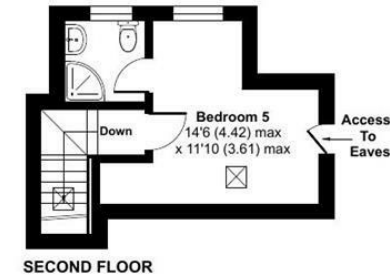
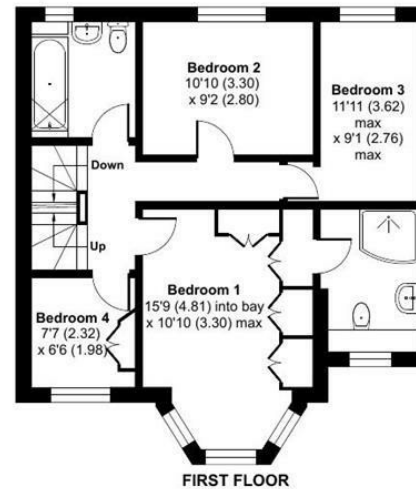
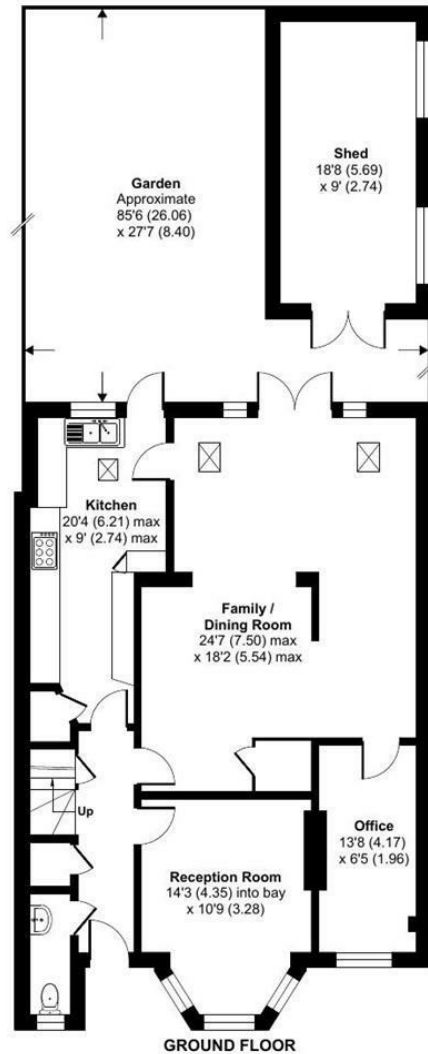
## Cannonbury Avenue, Pinner, HA5

Approximate Area = 1763 sq ft / 163.7 sq m

Outbuilding = 168 sq ft / 15.6 sq m

Total = 1931 sq ft / 179.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Coopers. REF: 1513789

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| Energy Efficiency Rating                    |         |        |
|---------------------------------------------|---------|--------|
| Very energy efficient - lower running costs | Current | Target |
| A                                           |         |        |
| B                                           |         |        |
| C                                           |         |        |
| D                                           |         |        |
| E                                           |         |        |
| F                                           |         |        |
| G                                           |         |        |
| Not energy efficient - higher running costs |         |        |
| England & Wales                             |         |        |
| EU Directive 2002/91/EC                     |         |        |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.