

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [pinner-sales@david-charles.co.uk](mailto:pinner-sales@david-charles.co.uk)

## CANNON LANE, PINNER, MIDDLESEX, HA5 1JA



**PRICE....£715,000....FREEHOLD**

This extended three bedroom, two bathroom semi detached family house (1,331 sq.ft/123.6 sq.m) is set within the school catchment area of Cannon Lane Primary and Pinner High School (Ofsted Outstanding), and located within easy reach of Pinner, Eastcote and Rayners Lane Town Centres with their vast array of shops, restaurants, coffee houses, supermarkets and the Metropolitan/Piccadilly Line Tube Stations. The accommodation comprises of an entrance porch with own front door to an entrance hall with a storage cupboard, guest WC, 14'5ft front reception room with a bay window and a feature fireplace, 14'6ft dining room with double doors to a 10'5ft study/home office, 13'11ft modern fitted kitchen/breakfast room. On the first floor there is a 22'6ft master bedroom with separate dressing area and en-suite bathroom/WC, two further double bedrooms and a family bathroom/WC. Outside there is an own drive with off street parking for two cars and 67ft west backing rear garden with a paved patio area leading to lawn. The property benefits from previous planning permission granted for a ground floor 'L' shaped extension, first floor double storey half extension, loft conversion and from being sold with no upper chain.

**020 8866 0222**











## COUNCIL TAX

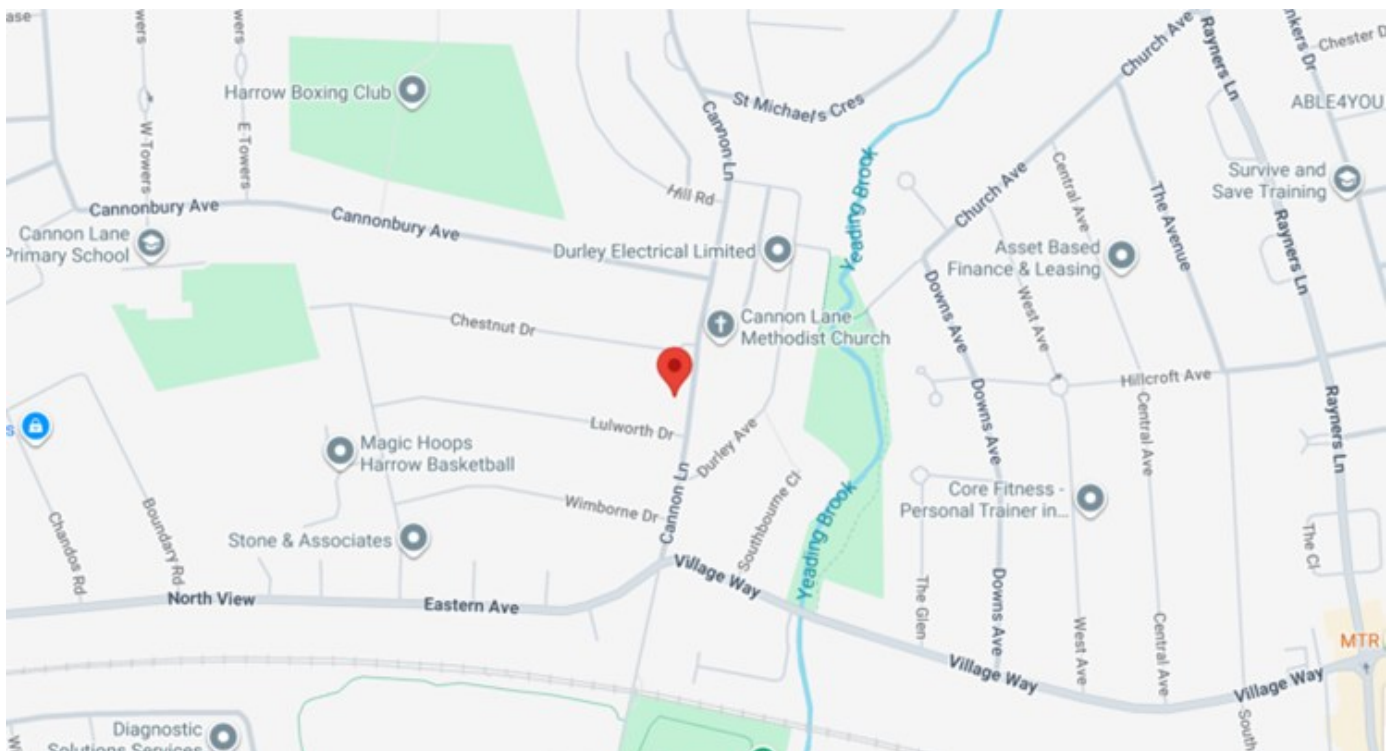
London Borough of Harrow - Band F - £3,460.69

## LOCAL SCHOOLS

Cannon Lane Primary School - 0.33 Miles  
 Longfield Primary School - 0.49 Miles  
 Pinner High School - 0.21 Miles  
 Nower Hill High School - 1.08 Miles

## LOCAL TRANSPORT

Eastcote Station (Metropolitan/Piccadilly) - 0.9 Miles  
 Pinner Station (Metropolitan Line) - 1.0 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Cannon Lane

Approximate Gross Internal Area  
Ground Floor = 70.2 sq m / 756 sq ft  
First Floor = 53.4 sq m / 575 sq ft  
Total = 123.6 sq m / 1,331 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Charles

***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*