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 • E-MAIL pinnersales@david-charles.co.uk

# CANNONBURY AVENUE, PINNER, MIDDLESEX, HA5 1TT



**PRICE….£995,000….FREEHOLD**

This extended five bedroom, three bathroom semi detached family house (1701 sq.ft/158 sq.m) is set within the school catchment areas of Cannon Lane Primary School and Pinner High School. Both Pinner and Eastcote Town Centres are located within easy reach with there array of shops, restaurants, coffee houses, supermarkets and the Metropolitan and Piccadilly Line Tube Stations. The accommodation on the ground floor comprises of tiled entrance hall, modern fitted guest WC, 14'1ft front reception room, 21'3ft open plan family/dining room, fitted kitchen, and a 13'6ft office. On the first floor there is a 15'8ft bedroom one with fitted wardrobes and concealed entrance to an en-suite shower room/WC, three further bedrooms and modern fitted family bathroom/WC. On the second floor the is bedroom five with eave storage and a en-suite shower room/WC. Outside there is an own drive with off street parking for two cars, and approximate 85ft south backing rear with a patio area leading to lawn with mature flower and shrub borders, and an 18'8ft shed.



























## COUNCIL TAX

London Borough of Harrow - Band E - £3,069.09

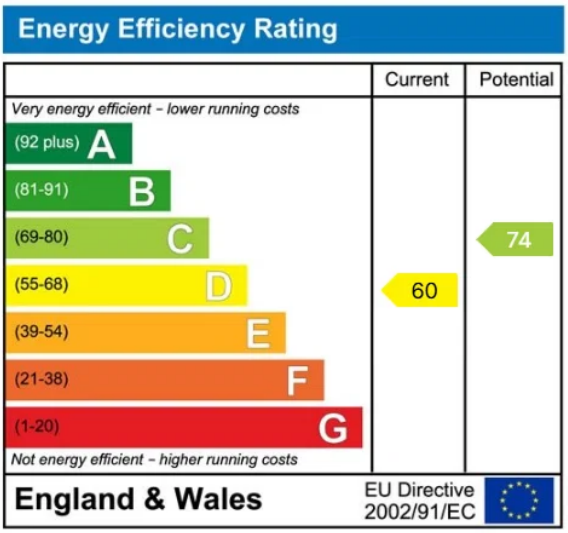
## LOCAL SCHOOLS

Cannon Lane Primary School - 0.12 miles
Newnham Junior School - 0.61 miles
Pinner High School - 0.14 miles

## LOCAL TRANSPORT

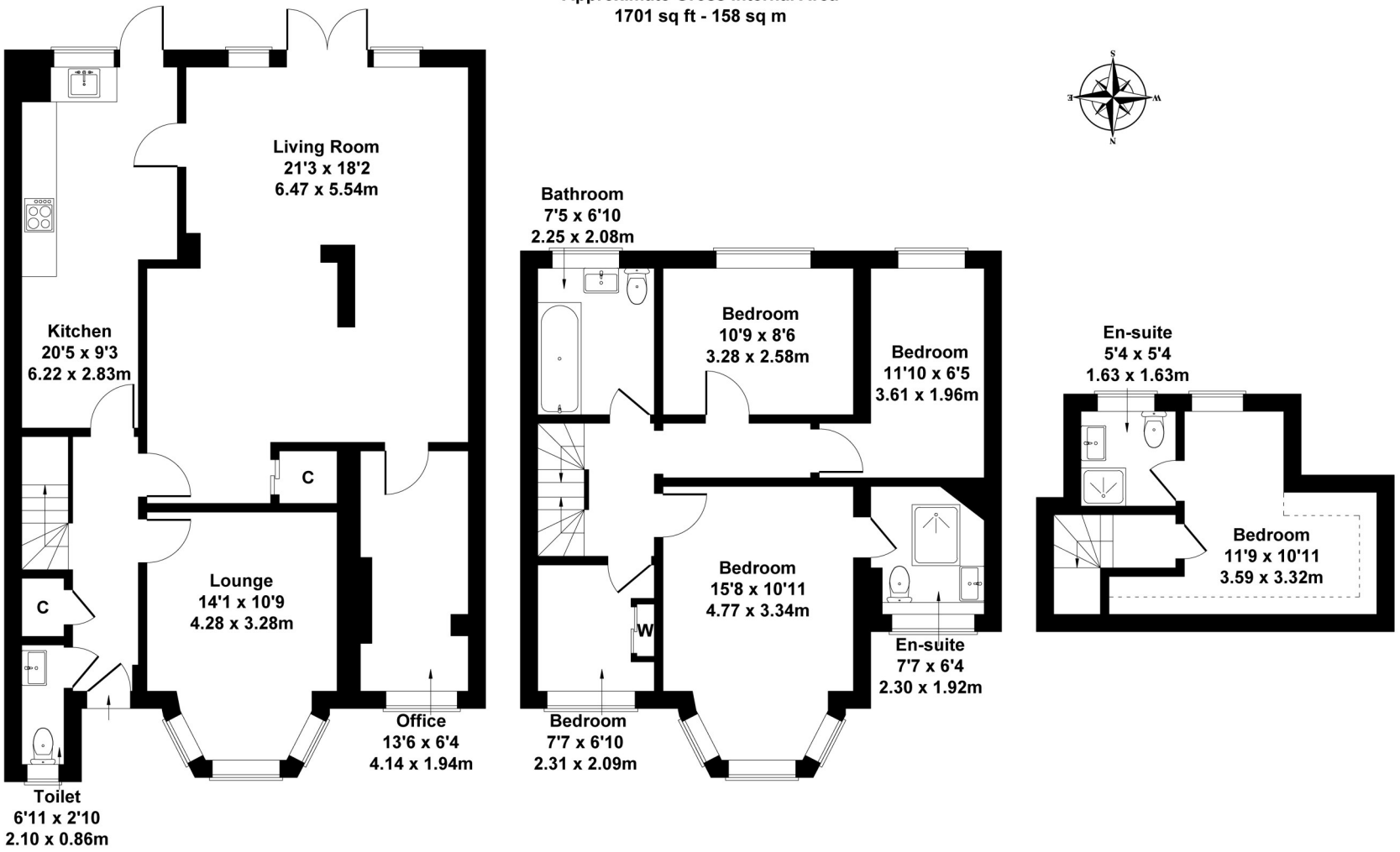
Eastcote Station (Metropolitan Line) - 1.0 Miles
Pinner Station (Metropolitan Line) - 1.1 Miles


Shree Swaminarayan Hindu Temple...
BSP TECH
Tewkesbury Ave
Glover Rd
The Chase
Rushdene Rd
W Towers
E Towers
Ashley Wallis Collection
Harrow Boxing Club
St Michael's Cres
Deane Croft Rd
Cannon Ln
Hill Rd
Cannonbury Ave
Cannon Lane Primary School
Durley Electrical Limited
Chestnut Dr
Cannon Lane Methodist Church
AJY Driving
Lowlands Tennis and Social Club
Lulworth Dr
Durley Ave
Pinner High School
Wimborne Dr


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
74
England & Wales
EU Directive 2002/91/EC

# Cannonbury Avenue

**Approximate Gross Internal Area**
**1701 sq ft - 158 sq m**




**GROUND FLOOR** **FIRST FLOOR** **SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2026
**For Illustrative Purposes Only.**

***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.*