

Cannon Lane

Pinner • • HA5 1HH
Offers In Excess Of: £800,000



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This impressively spacious five bedroom end of terrace home offers a versatile and well-thought-out layout, perfect for growing families seeking ample living space and modern convenience.

The heart of the home is a sprawling, dual-aspect living and dining room that stretches the full depth of the main house. A large bay window to the front and double doors to the rear ensure the space is bathed in natural light. Adjacent to the living area is a sleek, modern kitchen that has been extended to provide an abundance of workspace, also featuring direct access to the rear garden through French doors. The ground floor is completed by a practical guest cloakroom located off the entrance hall.

The first floor hosts three well-proportioned bedrooms. The principal bedroom features a charming bay window, while the second double bedroom overlooks the rear garden. A third, single bedroom offers flexibility as a nursery or a dedicated home office. These rooms are served by a modern family bathroom situated centrally on the landing. A clever loft conversion has created a fantastic second floor, housing two additional bedrooms. This level is ideal for older children or guests, offering a degree of privacy from the rest of the home. These bedrooms share a contemporary shower room, making this floor entirely self-contained.

FIVE BEDROOM

END OF TERRACED

NO CHAIN

OFF STREET PARKING

THROUGH LOUNGE

MODERN KITCHEN

GOOD CONDITION THROUGHOUT

SUMMER HOUSE

WALKING DISTANCE TO PINNER

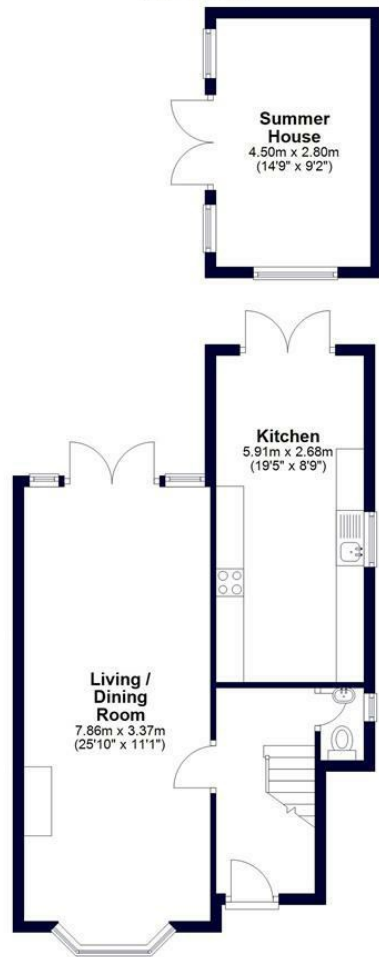
1321 SQ.FT

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.





Ground Floor
Approx. 51.4 sq. metres (553.6 sq. feet)
(excluding Summer House)



First Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



Second Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



Total area: approx. 122.8 sq. metres (1321.9 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Target
How energy efficient? - lower savings costs			
Very energy efficient - lower savings costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D		
Needs more work	E		
Needs a lot of work	F		
Very poor	G		
Not energy efficient - higher savings costs			
England & Wales		83	58
EU Directive 2002/91/EC			

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