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Cannonbury Avenue, Pinner

£605,000



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A Two Bedroom Detached Bungalow situated in a quiet residential road, yet with easy reach of underground stations at Pinner, Eastcote and Rayners Lane and local bus routes. Local shops and schools are also well catered for.

The property comprises lounge opening to conservatory, second bedroom, first bedroom to front with ample fitted wardrobes, kitchen and shower room with wc. There is a secluded garden and detached garage via shared drive. There is scope to extend into a family home. This property is offered with No Upper Chain.



#### Hall

Storage cupboard and loft access.

Lounge 13' 9" x 10' 8" (4.19m x 3.25m)

Gas real flame fire, sliding doors to conservatory.

Conservatory

Double glazed sliding doors to garden.

Kitchen 9' 9" x 8' 7" (2.97m x 2.61m)

Fitted with a matching range of base and eye level units, 1+1/2 bowl sink, washing machine, dishwasher, oven and four ring gas hob.

Windows to rear and side, door to garden. Wall mounted Vaillant central heating boiler.

Bedroom One 4.26m (14') x 4.15m (13'7")

Double glazed bow window to front, range of mirrored sliding door wardrobes.

Bedroom Two 10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed window to side.



**Shower Room**

Tiled double shower enclosure, vanity wash hand basin with cupboards under, fully tiled walls, low-level WC, obscure windows to side.

**Council Tax Band E**

**Freehold**

**EPC RATING E**

**Garage with workshop area.**

Approached via shared drive.

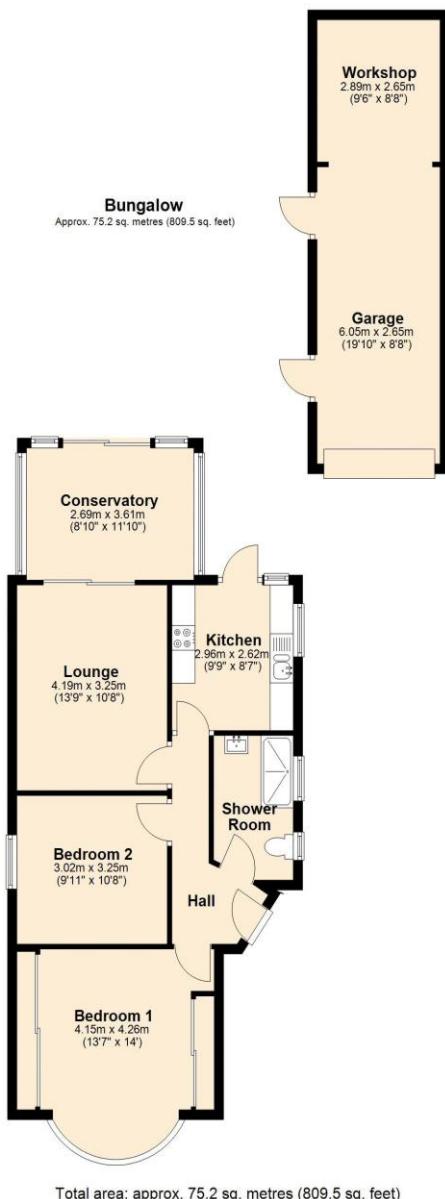
**Garden**

Private garden to rear.

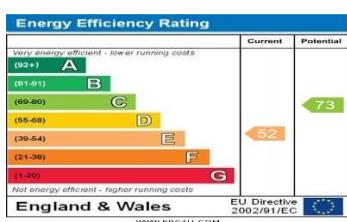


## KEY FEATURES:

- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Conservatory
- Shower room/wc
- Garage
- No Upper Chain.



Total area: approx. 75.2 sq. metres (809.5 sq. feet)



**DISCLAIMER:** Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**