



Wood Rise, Pinner, HA5 2JE



gibsonhoney



NO UPPER CHAIN. We are delighted to present to the market this immaculate and well proportioned two bedroom detached bungalow with plenty of scope to extend subject to the usual planning constraints. The property briefly comprises: spacious lounge/diner, fitted kitchen/breakfast room, modern shower room suite, spacious master bedroom with dual aspect windows, good size second bedroom, garage via shared drive and a large private rear garden. The property benefits from gas central heating and double glazed windows throughout. Superbly located between Old Eastcote, Pinner Village and Ruislip High Street with their variety of shops, including Waitrose Supermarket, Tesco Supermarket and numerous restaurants, pizza outlets and coffee bars. The Metropolitan/Piccadilly line station based at both Eastcote and Ruislip offers swift and regular connections to Baker Street and the City whilst for families there are a number of highly regarded schools in the area. The property is also located within walking distance from local parks, woodland trails and Highgrove Leisure Centre.



## ENTRANCE HALLWAY

Front aspect door, side aspect double glazed window with blind attachment, engineered wooden flooring, storage cupboard housing meters, hatch to loft space, double radiator, doors to:

## LOUNGE DINER

Rear aspect double glazed sliding door to rear garden, engineered wooden flooring, double radiator.

## KITCHEN

Rear aspect double glazed window, engineered wooden flooring, part tiled walls, a range of base and eye level units, gas hob with four rings, breakfast bar, cupboard housing boiler, double radiator, built in appliances including oven and dishwasher, space for appliances including washing machine and fridge freezer.

## BEDROOM ONE

Dual aspect double glazed windows with blind attachment, engineered wooden flooring, double radiator.

## BEDROOM TWO

Side aspect double glazed window with blind attachment, engineered wooden flooring, double radiator.

## SHOWER ROOM

Side aspect double glazed frosted window, tiled flooring, tiled walls, downlighting, low level wc, vanity unit incorporating wash hand basin, walk in shower with shower attachment and mixer taps, storage cupboard, heated towel rail.

## FRONT

Shared drive leading to garage, mainly laid to lawn.

## REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, side access, side aspect door to:

## GARAGE

Up and over door.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,027.49

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS

Ruislip Manor (0.9 Miles) - Metropolitan/Piccadilly Eastcote Station (0.9 Miles) - Central/Chiltern Railways Northwood Hills (1.0 Mile) - Metropolitan



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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