



Wood Rise, Pinner, HA5 2JE
£435,000



SHARE OF FREEHOLD. Presenting to the market this two bedroom ground floor maisonette set on the whole ground floor of a Detached building with its own PRIVATE GARDEN. Set in this cul de sac location this well proportioned property briefly comprises: A spacious kitchen, large lounge/diner, two good size bedrooms and sunroom. Further benefits include front and rear gardens, gas central heating, double glazing and own GARAGE. Superbly located between Old Eastcote, Pinner Village and Ruislip High Street and their variety of shops, numerous restaurants 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, radiator, doors to:-

LIVING ROOM

Front aspect double glazed window, side aspect double glazed window, coved ceiling, wood burner, radiator.

KITCHEN

Rear double glazed windows, side aspect frosted door to sun

room, vinyl flooring, range of eye and base level units, space for washing machine, dishwasher, fridge and freezer, storage cupboard built-in oven and microwave, sink unit with mixer tap and tiled splashback, built in hob, extractor fan, radiator.

SUNROOM

Dual aspect double glazed windows, front and rear aspect doors, ceramic tiled flooring.

MASTER BEDROOM

Front aspect double glazed window, radiator and fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed windows, radiator.

BATHROOM

Rear aspect double glazed frosted window, vinyl flooring, panel enclosed bath with shower over, vanity sink unit, heated towel radiator, extractor fan, part tiled walls

FRONT GARDEN

This belongs to this maisonette.

REAR GARDEN

Patio area, flower and shrub borders.

GARAGE

SHARE OF FREEHOLD

SHARE OF FREEHOLD with lease of 960 years running alongside.

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

COUNCIL TAX

London Borough of Hillingdon - Band C -£1,564.85

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DISTANCE TO STATIONS

Ruislip Manor - Metropolitan/Piccadilly - 0.9 Miles
Eastcote - Metropolitan/Piccadilly - 1 Mile



92 High Street, Ruislip, Middlesex, HA4 8LS

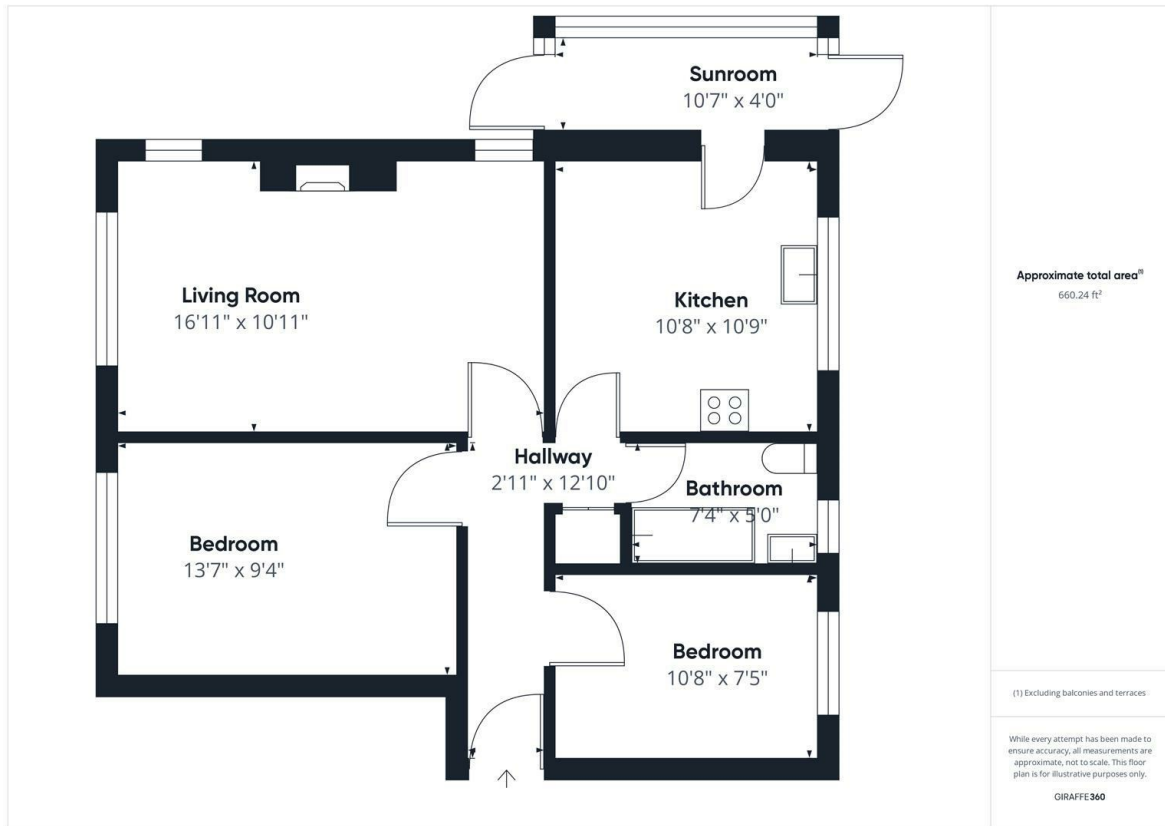
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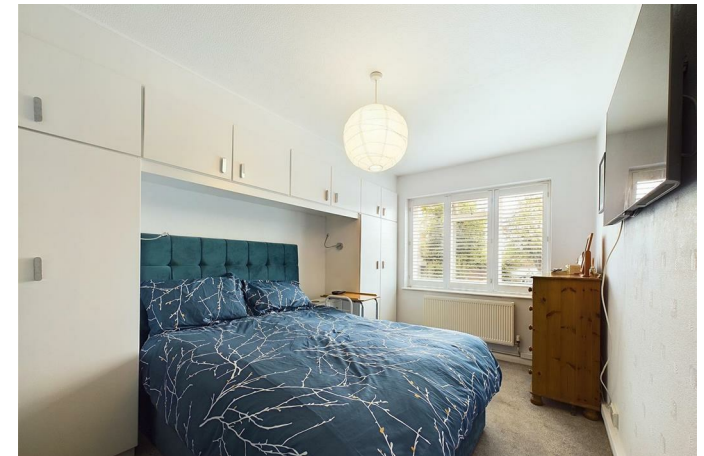
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	74
England & Wales		EU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



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