



Wood Rise, Pinner, HA5 2JD

NO UPPER CHAIN. We are pleased to present to the market this beautiful and spacious detached chalet style bungalow. With potential to extend subject to the usual planning constraints, this warm and welcoming home briefly comprises: entrance porch, three good size bedrooms, spacious living room, separate dining room, conservatory and two modern bathroom suites. The property benefits include: good size rear garden, garage, double glazing and off street parking. An internal viewing is highly recommended for this truly wonderful home. 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 line station based at Eastcote. Northwood Hills and Ruislip (with Eastcote & Ruislip both offering the Piccadilly line) 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 PORCH

Side aspect entrance door, tiled flooring, door to:

ENTRANCE HALL

Side aspect frosted entrance door, coved ceiling, radiator x2, storage cupboard x2, doors to:

LIVING ROOM

Side aspect double glazed window, coved ceiling, radiator, multi fuel burner.

KITCHEN

Side aspect frosted double glazed door, rear aspect double glazed window, coved ceiling, downlighting, tiled flooring, part tiled walls, a range of base and eye level units, a range of integrated appliances including: fridge freezer, washing machine, dishwasher, four gas hob rings, oven and cupboard housing boiler and water softener.

DINING ROOM

Rear aspect double glazed windows, side aspect double glazed

frosted window, coved ceiling, radiator, gas fireplace, rear aspect double glazed double doors to:

CONSERVATORY

Side aspect double glazed doors to rear garden, dual aspect double glazed windows, radiator, laminate effect flooring.

BATHROOM

Side aspect double glazed frosted window, downlighting, tiled flooring and walls, heated towel rail, panel enclosed bath with mixer taps and wall mounted shower attachment, wash hand basin enclosed by vanity unit, low level wc.

BEDROOM TWO

Front aspect double glazed window, side aspect double glazed frosted window, coved ceiling, radiator, fitted wardrobe.

BEDROOM THREE

Front aspect double glazed window, coved ceiling, radiator.

HALLWAY

Front aspect leaded light double glazed windows, study area, radiator, stairs to:

FIRST FLOOR LANDING

Door to:

MASTER BEDROOM

Side aspect double glazed windows, downlighting, radiator, laminate effect flooring, eaves storage, leading to:

ENSUITE

Side aspect double glazed windows, heated towel rail, tiled flooring and walls, shower cubicle with wall mounted shower attachment, wash hand basin enclosed by vanity unit, low level wc.

GARDEN

Patio area, side access, mainly laid to lawn, panel enclosed fence.

GARAGE

Up and over door, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

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) -
Metropolitan/Piccadilly
Northwood Hills (1.0 Mile) -
Metropolitan




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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>64</p>	<p>8</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	



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