

Wood Rise

Pinner • Middlesex • HA5 2JE
Offers In Excess Of: £900,000



coopers
est 1986

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Coopers present this wonderful and unique, four bedroom detached family home. The home boasts a well-designed floorplan offering a spacious layout with ample room for a growing or large family, with multiple reception rooms and large bedrooms. The property is being offered with no onward chain and has a wealth of potential to design your dream home.

FOUR BEDROOM

DETACHED

UNIQUE

DETACHED GARAGE

DEVELOPMENT POTENTIAL STPP

NO CHAIN

LARGE FRONT GARDEN

MULTIPLE RECEPTION ROOMS

SOUGHT AFTER LOCATION

1889 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.





LOCATION

Wood Rise off Fore Street is ideally located between Old Eastcote, Pinner Village and Ruislip's High Streets and their variety of shops, including Waitrose Supermarket, Marks & Spencer Food Hall 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. For the motorist the A40/M25 provides access to London and the Home Counties. A number of highly regarded schools are within close proximity, along with a number of leisure facilities including Highgrove and David Lloyd.

DESCRIPTION

When entering the home you are welcomed with a porch and a grand hallway, on to the left of the hallway there is a large living room with multiple aspect windows letting in a lot of natural light in and a feature fireplace. There are sliding doors leading out to the rear garden. Leading off the living room and hallway, you will find the rear aspect kitchen with a range of eye and low-level units, there is also additional space for a dining table and has access into the utility room and downstairs shower room. To the right of the home there is a separate dining room with dual aspect windows. To the first floor are four double bedrooms, with a family bathroom and separate WC. There is an additional study on the first floor with access through the master bedroom.

OUTSIDE

There is a private rear garden that is easy to maintain, with a good size patio space. To the front is a large private driveway, providing off-street parking and a detached garage with mature trees.



Schools:

Coteford Infant & Junior School (200ft)
Bishop Ramsey School (0.6 Miles)
Haydon Secondary School (0.7 Miles)



Train:

Eastcote Station (1 mile)
Northwood Hills Station (1.1 Miles)



Car:

M4, A40, M25, M40



Council Tax Band:

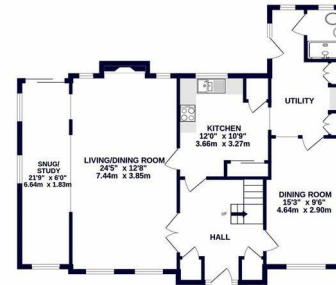
(Distances are straight line measurements from centre of postcode)



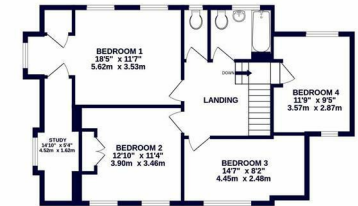
OUTBUILDING
187 sq ft (17.3 sq m) approx.



GROUND FLOOR
955 sq ft (88.7 sq m) approx.



1ST FLOOR
769 sq ft (71.3 sq m) approx.



TOTAL FLOOR AREA: 1889 sq.ft. (175.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01895 625 625

126-128 High Street, Ruislip,
Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales
EPC Standard
2022/9/1/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.