

# Wood Rise

Pinner • • HA5 2JE  
Guide Price: £710,000



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A three bedroom semi detached house which presented in excellent condition and been updated throughout. The property comprises two reception room and an extended modern kitchen to the ground floor, along with a downstairs WC and an additional conservatory. Upstairs there are three bedrooms and a family bathroom. Further benefits include off street parking via own drive, private rear garden and a garage.

THREE BEDROOM

SEMI DETACHED

GARAGE

CONSERVATORY

EXTENDED MODERN KITCHEN

DOWNSTAIRS WC

EXCELLENT CONDITION THROUGHOUT

OFF STREET PARKING FOR MULTIPLE CARS

SOUGHT AFTER LOCATION

1310 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

A superb family home in fantastic modern condition, offering well proportioned living space and with a choice of reception rooms. The entrance to the property opens to the hall with stairs rising to the first floor and doors leading to the rooms at the front and rear, also the downstairs WC. Towards the rear, you enter the extended living room filled with an abundance of light and a feature fireplace, which flows into the dining room with sliding doors leading out to the conservatory and views across the rear garden. The extended kitchen, which benefits from a large range of eye and low level units, a breakfast bar and integrated appliances. Completing the ground floor is the integral garage. Upstairs on the first floor there is a modern family bathroom, two double bedrooms with fitted wardrobes and a third single bedroom with multiple storage options.

## OUTSIDE

There is Off-street parking for three vehicles and plenty of on street parking, along with access to the garage. There is a private rear garden with patio and lawned areas complemented by a selection of plants, with an additional patio at the rear of the garden for entertaining and a storage shed.



### 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:

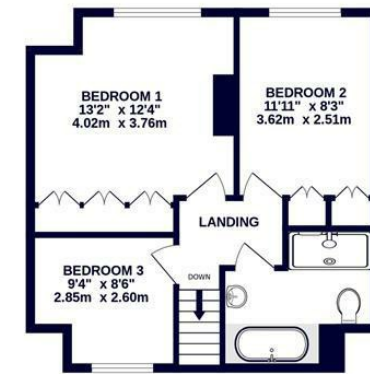
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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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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		
Decent energy efficiency - higher running costs	E		
Some energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		87	88

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.