

Wood Rise

Pinner • • HA5 2JD
Asking Price: £800,000



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est 1986

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Positioned in a beautifully secluded cul-de-sac in Old Eastcote village, is this three bedroom detached bungalow. Wood Rise is extremely sought after due to its desirable location as well as the homely feel within the property.

Complete with three bedrooms, a family bathroom, en-suite to the master bedroom, fitted kitchen, living room, dining room and separate garage.

THREE BEDROOM

DETACHED

BUNGALOW

GARAGE

MULTIPLE RECEPTION ROOMS

MODERN KITCHEN

DINING ROOM

PRIVATE GARDEN

GREAT LOCATION

1643 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

This three bedroom detached bungalow will immediately impress with an ideal, secluded location offering peaceful living in one of Old Eastcote's most desirable cul-de-sacs. Upon entering the residence, you are immediately greeted by a large hallway providing access to most rooms. To the right, there is a 12ft front aspect bedroom with dual aspect windows providing a mass of natural light and bespoke fitted wardrobes. Opposite you will find the second bedroom with front aspect windows. To the rear of the property, the fitted kitchen provides ample worktop space along with views across the garden. There is a separate dining area with double doors offering access to the conservatory and views across the garden. Completing the ground floor is a spacious, living room with a feature fireplace and a large window for a wealth of natural light. There is a study area before leading up to the master bedroom, which offers an en-suite shower room and multiple storage options. Take advantage of a rare opportunity to acquire this bungalow with further potential to extend (STPP).

OUTSIDE

There is off-street parking which can be extended and plenty of on street parking, along with access to the garage. There is a private rear garden with patio and a bricked barbeque area leading to the lawned area and a storage shed at the rear of the garden.



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



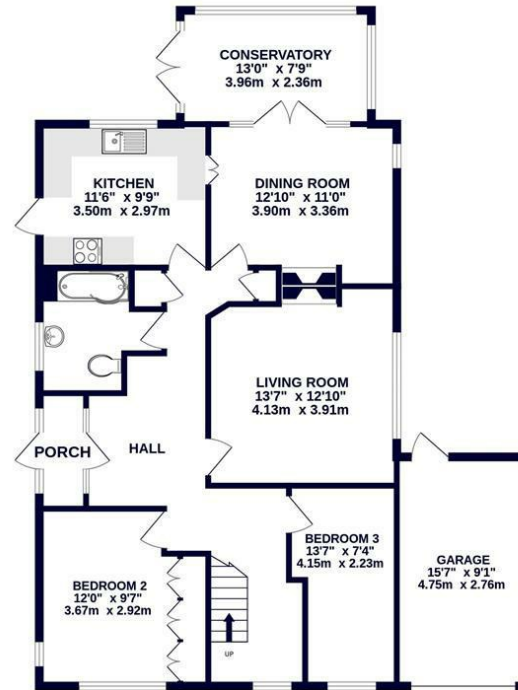
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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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01895 625 625

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

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Green	Yellow
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Decent energy efficiency	D		
Decent energy efficiency	E		
Decent energy efficiency	F		
Decent energy efficiency	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/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.