



Woodford Crescent, Pinner, HA5 3TZ  
£575,000





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NO UPPER CHAIN. Located on the sought-after Woodford Crescent, this detached two bedroom bungalow offers fantastic potential to extend or develop, including the added bonus of a plot of land to the rear of the property not only allowing rear access, but potential for construction of an outbuilding, subject to planning constraints. In need of modernisation, the property features a entrance hall, two double bedrooms, a bright through lounge, family bathroom, and fitted kitchen. Further benefits include off-street parking, entrance porch, garage to the rear, gas central heating, and a private rear garden. This property is conveniently located near to both Northwood Hills and Pinner High Street which benefit from an array of local restaurants, bars, shops and transport links. The Metropolitan Line can be accessed from both Pinner and Northwood Hills stations. There are also a number of highly regarded schools within the local vicinity along with numerous local parks, children's playgrounds and recreational facilities within the area.



## ENTRANCE PORCH

Front aspect double glazed leaded light entrance door, dual aspect double glazed frosted window, door to:

## HALLWAY

Laminate effect flooring, dado rail, radiator, cupboard housing meters, doors to:

## BATHROOM

Front aspect double glazed part leaded light window, radiator, panel enclosed bath with mixer taps and shower head attachment, part tiled walls, pedestal wash hand basin, low level WC.

## BEDROOM ONE

Front aspect double glazed part leaded light bay window, dado rail, radiator.

## BEDROOM TWO

Side aspect double glazed frosted window, radiator.

## THROUGH LOUNGE

Side aspect double glazed frosted window, radiator x 2, rear aspect double glazed sliding door to rear garden, dado rail, laminate effect flooring, leading to:

## KITCHEN

Rear aspect double glazed window, part tiled walls, sink with drainer, wall mounted boiler, space for appliances including: fridge, freezer, washing machine, dryer.

## REAR GARDEN

Side access, rear access, panel enclosed fence, patio area, mainly laid to lawn.

## COUNCIL TAX

London Borough of Hillingdon -  
Band E - £2,386.24

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

## DISTANCE TO STATIONS

Northwood Hills - (0.5 Miles)

Pinner - (1.4 Miles)

Northwood - (1.4 Miles)



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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