Wood Rise, Pinner, HA5 2JD

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We are pleased to present to the market this charming three bedroom semi-detached home situated in a peaceful cul-de-sac. This property briefly comprises; Through lounge/dining room, fitted kitchen, modern bathroom suite with separate cloakroom and a good size private rear garden. The property benefits from off street parking, gas central heating, double glazing and a garage. 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 HALL
Front aspect entrance door, front aspect double glazed frosted window, coved ceiling, radiator, stairs to first floor landing, under stair storage cupboard housing meters, doors to:

KITCHEN
Rear aspect double glazed window, side aspect double glazed frosted window, tiled flooring, part tiled walls, a range of base and eye level units, one and a half stainless steel sink with drainer, cupboard housing boiler, integrated appliances including oven with four electric hob rings and extractor hood, washing machine and microwave, space for appliances including fridge, freezer and dishwasher, door to:

THROUGH LOUNGE/DINING ROOM
Front aspect double glazed bay window. rear aspect double glazed sliding door to rear garden, coved ceiling, radiator x 2.

FIRST FLOOR LANDING
Side aspect double glazed frosted window, hatch to loft space, coved ceiling, doors to:

BEDROOM ONE
Front aspect double glazed bay window, radiator, coved ceiling, built in wardrobes.

BEDROOM TWO
Rear aspect double glazed window, radiator, coved ceiling, fitted wardrobe.

BEDROOM THREE
Front aspect double glazed window, radiator, coved ceiling.

BATHROOM
Rear aspect double glazed frosted window, tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, cupboard housing tank.

SEPARATE WC
Side aspect double glazed frosted window, tiled flooring, tiled walls, downlighting.

FRONT
Off street parking.

REAR GARDEN
Mainly laid to lawn, patio area, panel enclosed fence, side access.

GARAGE
Dual aspect windows, up and over door, power and lighting, side aspect door.

COUNCIL TAX
London Borough of Hillingdon - Band E - £2,500.01

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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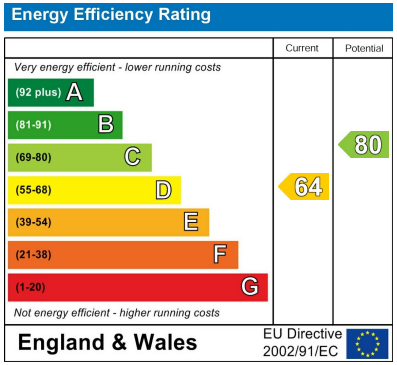

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