



Woodford Crescent, Pinner, HA5 3TZ

**NO UPPER CHAIN** – Located on the sought-after Woodford Crescent, this spacious detached two bedroom bungalow offers flexible living with fantastic potential to extend or develop subject to the usual planning constraints. The property features a entrance hall, two double bedrooms, a bright lounge, family bathroom, and fitted kitchen. Further benefits include off-street parking, garage via own drive, 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 HALL

Side aspect frosted entrance door, radiator, storage cupboard x 2, loft hatch, doors to:

### KITCHEN

Side aspect double glazed door, side aspect double glazed window, radiator, storage cupboard, a range of base and eye level units, integrated oven and four gas hob rings, space for fridge.

### LIVING ROOM

Rear aspect double glazed door to garden, rear aspect double glazed windows, coved ceiling, radiator x 2, decorative fireplace.

### MASTER BEDROOM

Front aspect double glazed bay window, radiator, fitted wardrobes.

### BEDROOM TWO

Front aspect double glazed window, coved ceiling, radiator.

### BATHROOM

Side aspect double glazed frosted window, part tiled walls, radiator, panel enclosed bath with mixer taps and rainfall shower attachment, pedestal wash hand basin, low level wc.

### GARAGE

Up and over front aspect door, rear aspect window, power and lighting, space for fridge freezer and washing machine, door to:

### GARDEN

patio area, mainly laid to lawn, panel enclosed fencing, side access.

### 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               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 75                      |
| (55-68) D                                   | 55      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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