



**Wood Rise, Pinner, HA5 2JE**  
Guide Price £599,950 | Freehold

**Lr** **LAWRENCE RAND**



## Key Features & Description:

- Charming two bedroom semi detached bungalow
- Bright living room with large window
- Modern fitted kitchen with ample storage
- Pristine bathroom with elegant fittings
- Private driveway providing off street parking
- Well maintained front garden enhancing kerb appeal
- Close to local shops, schools, and amenities
- Excellent transport links nearby

Nestled in the heart of a serene neighbourhood, this charming two bedroom semi detached bungalow offers a wonderful opportunity for cosy, comfortable living. Blending modern conveniences with traditional warmth, it is perfectly suited to buyers seeking a welcoming and well presented home. Upon entry, you are greeted by a bright and airy living room, where a large window fills the space with natural light creating a cheerful setting for relaxation or intimate gatherings. The adjoining kitchen, fitted with contemporary units and ample storage, provides an ideal space for everyday cooking and culinary creativity. Two well proportioned bedrooms offer peaceful retreats, each with its own inviting character. A pristine bathroom, finished with elegant fixtures, adds a touch of luxury. Completing the picture, a private driveway offers convenient off street parking, complemented by a neatly maintained front garden that enhances the property's kerb appeal.

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### Nearest Stations:

Ruislip Manor (Piccadilly & Metropolitan lines) 0.9 miles away

Eastcote (Piccadilly & Metropolitan lines) 0.9 miles away

Northwood Hills (Metropolitan line) 1.0 mile away

### Verified Material Information:

Council Tax band: E, London Borough of Harrow

EPC Energy Efficiency Rating: D

### Suppliers:

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

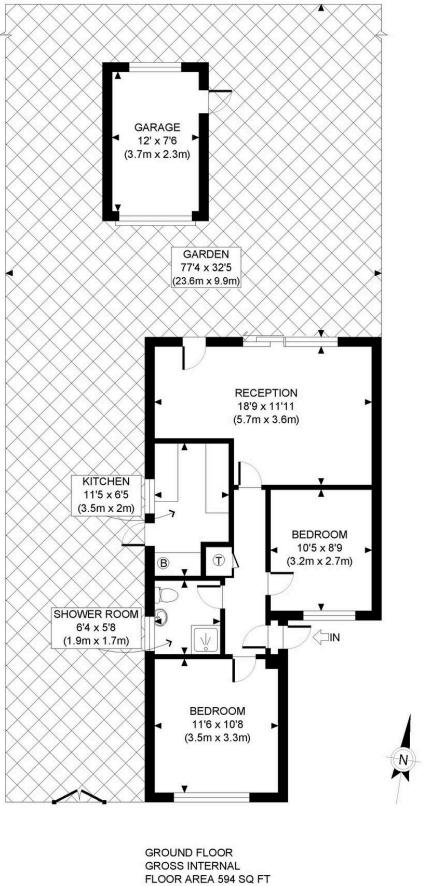
Heating: Gas central heating

### Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 594 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 684 SQ FT/ 64 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 594 SQ FT/ 55 SQM



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PROPERTY PHOTO PLANS  
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