



**A NEWLY REFURBISHED FOUR BEDROOM, TWO BATHROOM FAMILY HOME IN A DESIRABLE LOCATION**

Wood Rise, Pinner, HA5 2JE

**ROBSONS**



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**NO ONWARD CHAIN • DETACHED •  
TWO/THREE RECEPTION ROOMS • KITCHEN &  
UTILITY ROOM • FOUR BEDROOMS • TWO  
BATH / SHOWER ROOMS • REAR GARDEN •  
OFF-STREET PARKING • GARAGE**

### Description

Offering bright, spacious and modern interiors, alongside character and charm, this four-bedroom, two-bathroom family home provides comfortable living in a modern setting, whilst enjoying a peaceful and desirable location. The property has been refurbished throughout, ready for a family to move straight into and make their own, and is available with no onward chain.

The ground floor comprises a welcoming entrance hall, a large double-aspect reception room, a semi-separate snug / study area, a dining room, and a well-equipped kitchen with an adjoining utility room. The kitchen provides plenty of storage, and has integrated appliances. The generously sized utility room provides additional storage space and plumbing for white goods, as well as access to the dining room and the garden. Completing the ground floor is a shower room with a WC.





Four double bedrooms are located on the first floor, with one benefiting from a study or storage area, along with a modern family bathroom and an additional, separate WC.

The property has a rear garden that is part lawn and part patio, with the addition of a garden pond. Off-street parking is available at the front of the property, via your own driveway, along with a garage and a front garden.

### Location

Wood Rise is located off Fore Street, within equal distance of Eastcote and Northwood Hills high streets, whilst Pinner High Street is also close by. For commuters, nearby Northwood Hills Station provides the Metropolitan Line, with Eastcote Station providing both the Metropolitan Line and the Piccadilly Line. There are also a number of local bus links that are easily accessible.

The area is well served by primary and secondary schooling, with Coteford Infant and Coteford Junior School within walking distance, as well as Haydon Secondary School and Bishop Ramsey being close by. There are plenty of local parks, open spaces and woodland within the area.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: F

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 020 8866 8083.





Approximate Gross Internal Area = 175.5 sq m / 1,889 sq ft



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measurements are approximate, not to scale.  
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# ROBSONS

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