



Wood Rise, Pinner, HA5 2JE
£575,000 | 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.

Presented with care by Lawrence Rand—helping you find the place you'll love to call home.



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

LAWRENCE RAND

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
AN UNUSUAL SERVICE

Lawrence Rand
51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.