

Herlwyn Avenue, , Ruislip, HA4 6HE

- 3 BEDROOM SEMI-DETACHED
- DOUBLE GLAZED
- OFF STREET PARKING
- EXTENDED KITCHEN DINER
- GOOD SIZE REAR GARDEN
- GAS FIRED CENTRAL HEATING
- OWN DRIVE TO GARAGE
- THROUGH LOUNGE
- CLOSE TO SACRED HEARTS PRIMARY SCHOOL
- EPC Rating E / Council Tax Band E

Asking Price £725,000



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DESCRIPTION

Situated in a highly sought after location is this three bedroom extended semi-detached house. The property is perfectly positioned for the shopping amenities and transport links of Ruislip Gardens and Ruislip.

Within the catchment area of several highly regarded schools including Sacred Heart Primary and Ruislip High School.

The property comprises entrance hallway, spacious through lounge, extended fitted kitchen/dining room, family bathroom and three good sized bedrooms. Externally the property has own drive to garage with further parking for another vehicle,, to the rear is a lovely sized mature rear garden with a slightly wider garden then most.

Herlwyn Avenue is a short distance from Ruislip Gardens Station with the Central line and national rail connections getting you into London in thirty minutes. Metropolitan and Piccadilly line services are also accessible locally at Ruislip.

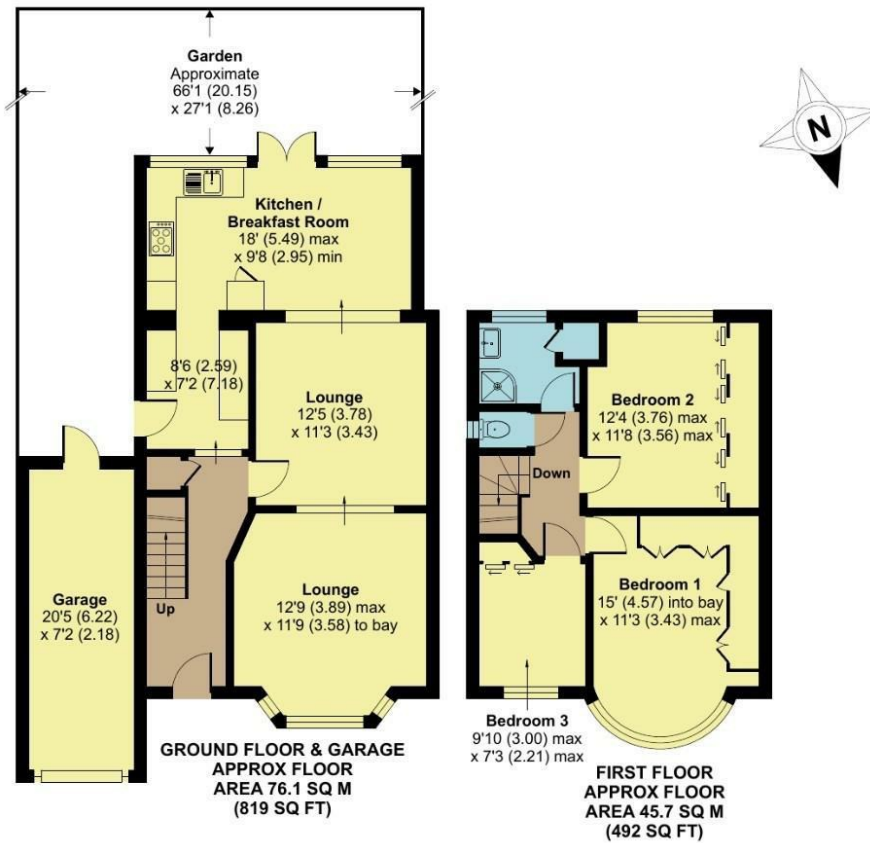




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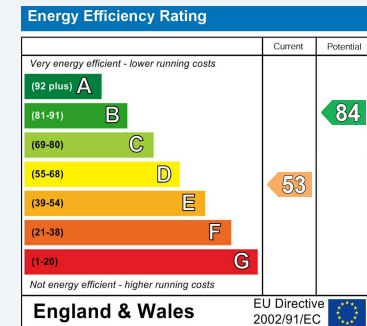
Approximate Area = 1311 sq ft / 121.8 sq m (includes garage)

For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2022. Produced for Hunters Property Group. REF: 899426



31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com <https://www.hunters.com>

