



Dudley Drive, Ruislip, HA4 6QN

- Four Bedroom House
- Extended to Side & Rear
- Large Reception Room
- Off Street Parking
- Walking Distance to Amenities & Transport Links
- End of Terrace
- Ground Floor Bathroom & First Floor En-Suite Shower Room
- Kitchen/Diner
- Generous Rear Garden
- EPC Rating: D

Asking Price £550,000

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Situated on Dudley Drive in South Ruislip is this four bedroom, end of terraced home being offered for sale. The property has the benefit of being extended to the side and rear, creating spacious accommodation to the ground floor and is within close proximity to amenities and transport links.

The property comprises entrance porch to hallway, 21ft reception room, extended kitchen/diner, ground floor fourth bedroom, utility room and separate three piece bathroom suite. To the first floor you are met with three bedrooms, all with fitted storage units and an en-suite shower room to the master bedroom. Outside, the property has the benefit of off street parking for two/three cars and to the rear a generous garden incorporating part lawn and part decking with the further benefit of rear access via service road.



Dudley Drive is situated off Station Approach in South Ruislip and benefits from being within close proximity to shopping facilities, transport links and access to the A40/M4/M25 motorway links. You are also under half a mile away from the South Ruislip train station servicing the Central Line providing greater access into and out of London. Prominent local High Streets are also within easy reach providing an array of eateries, restaurants and much more.

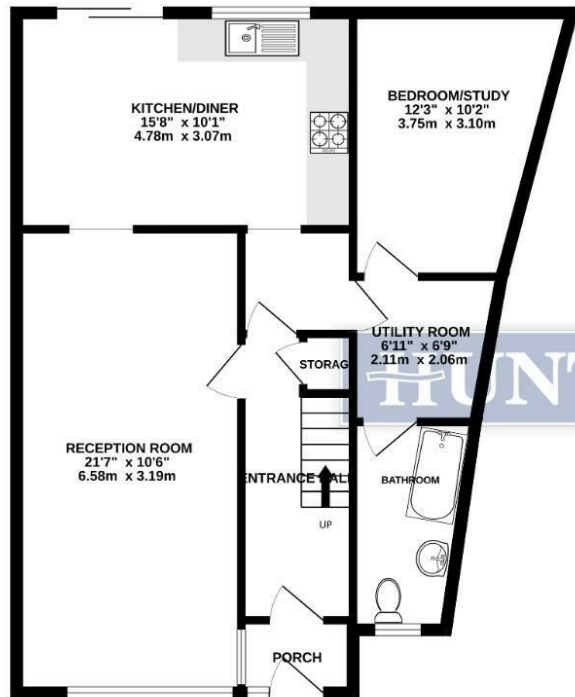


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GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

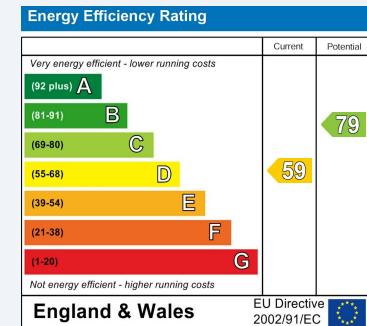
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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