



- TWO Bedroom Semi-Detached
- Spacious Living Areas
- Off Street Parking
- Close To Popular Local Schools
- Excellent Transport Links
- Downstairs Shower Room
- Newly Fitted Modern Kitchen
- Garden Summer House With Power
- Gas Central Heating & Double Glazing
- EPC Rating D

Situated on a popular road in Ruislip Gardens, this immaculately presented TWO bedroom TWO bathroom extended semi-detached family home. With off street parking for two cars this property makes a superb choice for anyone seeking a beautifully presented home close to the area's vast array of shops, schools and transport facilities which operates a Central Line service into the heart of London in under thirty minutes.

The ground floor offers a multitude of entertaining spaces for the family, including; an entrance porch, a generous front aspect reception/dining room, recently fitted kitchen/breakfast room and a downstairs shower room.

The modern kitchen is complemented by a variety of wall and base units with a good run of worktops, space for appliances. To the first floor the master bedrooms offers a range of fitted wardrobes and a bay window, bedroom two and a luxurious family bathroom.

Further benefits include; clean and stylish modern tones and solid wooden flooring give the interiors a sense of light and space, gas central heating, double glazing and a fully boarded and insulated loft with lighting.

The landscaped rear garden, large patio area and boasts an extended summer house with power, ideal for working from home or additional space.

Viewings are strictly by appointment only.

Price: Guide Price £550,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Upto: Ultrafast 1800 Mbps - d/l 220 Mbps u/l

Mobile Coverage:

EE- Good outdoor and in-home

Three- Good outdoor and in-home

O2- Good outdoor and in-home

Vodafone- Good outdoor

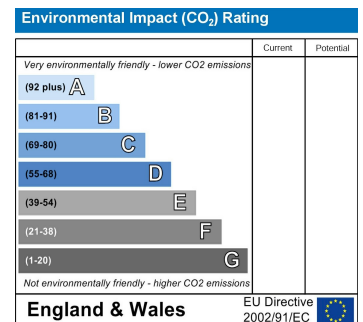
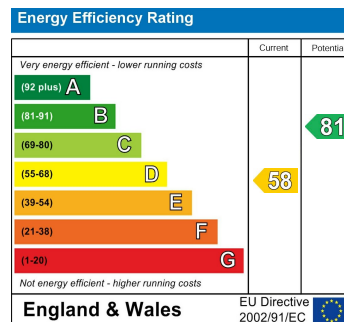
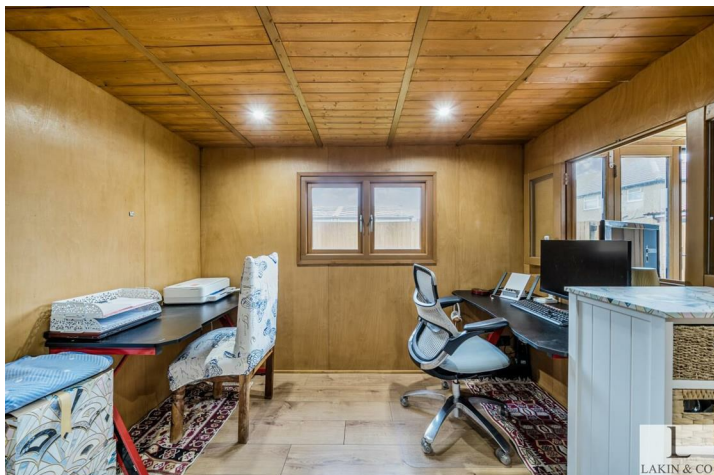
*Please note all dimensions and descriptions are to be used

as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>









Clyfford Road, Ruislip, HA4

Approximate Area = 876 sq ft / 81.3 sq m

Outbuilding = 174 sq ft / 16.1 sq m

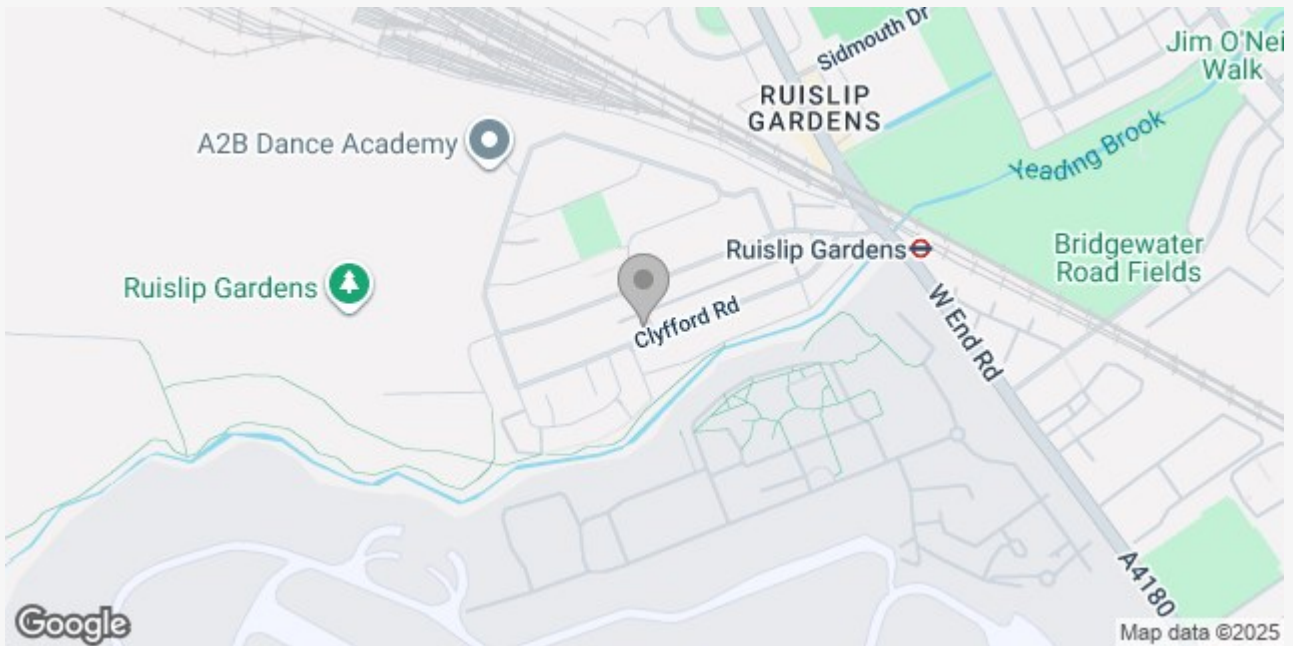
Total = 1050 sq ft / 97.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF:1360524

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