



Greystoke Drive, Ruislip, HA4 7YN  
£300,000







Greystoke Drive, Ruislip, HA4 7YN

**£300,000**

- One Bedroom Freehold House
- Private Parking
- Close to Local Amenities
- Well maintained Throughout
- Ideal First Time Buyer or Investment
- End of Terrace
- Quiet Sought After Development
- Private Rear Garden
- Fantastic Transport Links by Rail & Road
- No Upper Chain

## Description

This delightful end-terrace house presents an excellent opportunity for first-time buyers looking for a home in the prime location. The property is in good condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

The ground floor features a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a fitted kitchen that offers practicality and convenience for everyday living.

Ascending to the first floor, you will find a spacious double bedroom, providing a serene retreat, as well as a modern bathroom that caters to all your needs.

Outside, the property boasts a designated parking bay, a valuable asset in this sought-after area. The rear garden is a private haven, predominantly laid to lawn, offering a lovely space for outdoor activities or dining and entertainment.

## Situation

Greystoke Drive is a quiet residential road in a sought after part of Ruislip. Ruislip High Street is in close proximity with its choice of shops, restaurants and cafes, including Tesco, Waitrose, Pizza Express and Café Rouge. Breakspear Road offers easy access to the A40 and it's road links into London and the Home Counties. The property also falls within the catchment area for Whiteheath Nursery, Infant and Junior School. There are many bus routes near by and Ruislip is located on the Metropolitan and Piccadilly lines.





**Greystoke Drive, Ruislip, HA4**  
Approximate Area = 460 sq ft / 42.7 sq m  
For identification only - Not to scale

**Ground Floor**

Garden  
12.25 x 6.01  
40'2 x 19'9

(Not Shown In Actual Location / Orientation)

**First Floor**

Kitchen  
3.65 x 1.60  
12'0 x 5'3

Reception Room  
3.67 max x  
3.53 min  
12'0 x 11'7  
CH 7'102.36

Up

Extends To  
1.59 x 5'3

Bedroom  
3.54 max x 2.67  
11'7 x 8'9  
CH 7'112.42

Dn

CH = Ceiling Height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.  
Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B		88	(81-91) B
(69-80) C			(69-80) C
(55-68) D	62		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

 [www.alldayandmiller.co.uk](http://www.alldayandmiller.co.uk)

T: 01895 641 000 | E: [sales@alldayandmiller.co.uk](mailto:sales@alldayandmiller.co.uk)  
T: 01895 379 549 | E: [lettings@alldayandmiller.co.uk](mailto:lettings@alldayandmiller.co.uk)