




Andrew Pearce
PINNER

PARKFIELD CRESCENT, RUISLIP, MIDDLESEX, HA4 0RD



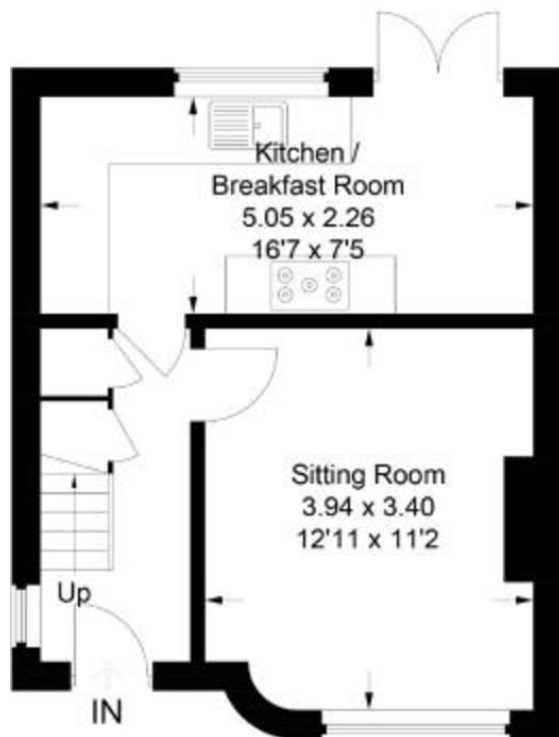
This well-presented and perfectly located three-bedroom semi-detached home is an ideal choice for young families and first-time buyers. With great potential to extend (subject to planning permission), it offers a fantastic opportunity to make it your own. The property features off-street parking and a detached garage at the rear, providing convenient storage and additional space.

Situated just one mile from excellent transport links, including South Ruislip station (Central Line and National Rail) and Eastcote station (Metropolitan and Piccadilly lines), commuting is made easy. The property is also within the catchment area for highly-rated schools and is just a short distance from the "Old Dairy" development, where you'll find a range of restaurants, shops, and an 11-screen cinema complex - perfect for family days out.

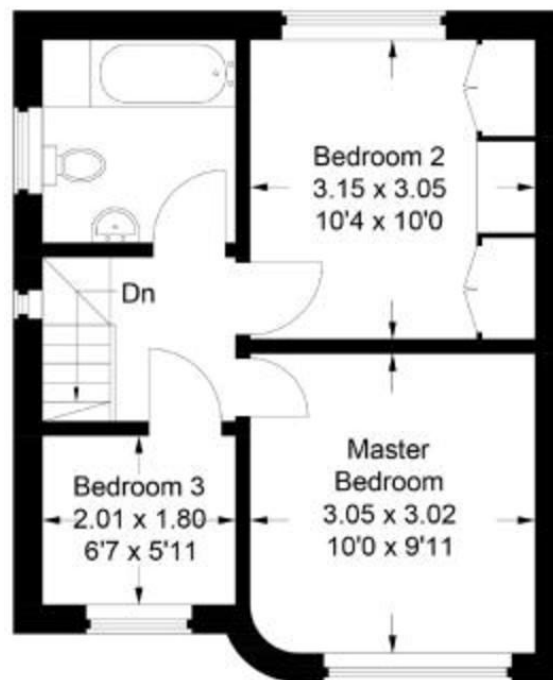
Upon entering, you'll find a spacious hallway with hardwood flooring, a radiator, and a ceiling light, along with a built-in cupboard that houses the gas-fired combination central heating boiler. The modern kitchen boasts a range of wall and base cabinets, including a stainless steel sink unit, oven with a five-ring gas hob, and an extractor fan. There's space for a washing machine and dishwasher. The kitchen also features hardwood flooring, recessed ceiling downlighters, a radiator, and a double-glazed window overlooking the garden, with a double-glazed door leading outside. The light and airy living room offers a comfortable space to relax, with carpet flooring, a ceiling light, a radiator, and a double-glazed window that overlooks the front of the property. The master bedroom is well-sized, with carpet flooring, a ceiling light, a radiator, and a double-glazed window to the front. The second bedroom has laminate flooring, built-in wardrobes, a radiator, a ceiling light, and a double-glazed window that looks out over the garden. The third bedroom also features laminate flooring, a ceiling light, a radiator, and a front-facing double-glazed window. The family bathroom is modern and functional, with a low-level flush WC, a panelled bath with a shower head, a wash hand basin, and a heated towel rail. Recessed ceiling downlighters, tiled flooring, and a double-glazed window overlooking the side complete this space.

Outside, the garden provides a great area for relaxation with a decking space and a lawned area. A detached garage with power and lighting offers additional storage or potential for a workshop.

Approximate Gross Internal Area
 Ground Floor = 31.6 sq m / 340 sq ft
 First Floor = 31.2 sq m / 336 sq ft
 Total = 62.8 sq m / 676 sq ft



Ground Floor



First Floor



