



Princes Way, Ruislip, HA4 0PX



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NO UPPER CHAIN. We are pleased to present to the market this well presented semi-detached home. Situated in this highly convenient location and boasting an immense amount of potential, the property briefly comprises: Three good size bedrooms, through lounge providing a spacious living and dining areas, fitted kitchen, modern bathroom suite and conservatory. The property benefits include: double glazing, gas central heating, good size rear garden, off street parking and plenty of potential to extend subject to the usual planning constraints. Princes Way is a popular residential road and is ideally situated for local schools, bus routes, restaurants and rail links (Central and Chiltern). The A40 is within striking distance offering swift and easy access to both Central London and The Home Counties. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema.



ENTRANCE PORCH

Front aspect double glazed windows, front aspect double glazed door, door to:

ENTRANCE HALL

Front aspect double glazed frosted windows, laminate effect flooring, radiator, under stair storage cupboard, stairs to first floor landing, doors to:

KITCHEN

Rear aspect double glazed window, tiled flooring, part tiled walls, downlighting, a range of base and eye level units, integrated oven with four electric hob rings, extractor hood, stainless steel sink with drainer, wall mounted boiler, space for appliances including: fridge, washing machine and dishwasher.

LIVING ROOM

Front aspect double glazed bay window, laminate effect flooring, coved ceiling, feature fireplace, dado rail, double radiator.

DINING ROOM

Laminate effect flooring, dado rail, coved ceiling, double radiator, rear aspect double glazed sliding door to:

CONSERVATORY

Dual aspect double glazed windows, laminate effect flooring, rear aspect double glazed double doors to rear garden.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed leaded light bay window, a range of built in wardrobes, coved ceiling, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator, coved ceiling.

BEDROOM THREE

Front aspect double glazed leaded light window, radiator.

BATHROOM

Dual aspect double glazed frosted window, laminate effect flooring, part tiled walls, coved ceiling, shower cubicle with shower attachment and mixer taps, pedestal wash hand basin, low level wc, heated towel radiator.

FRONT

Off street parking, side access.

REAR GARDEN

Patio area, decked area, mainly laid to lawn, panel enclosed fence, garden shed x 1.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,151.66

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

South Ruislip (0.7 miles) - Central line/Chiltern Railways
Eastcote (1.1 miles) - Metropolitan/Piccadilly

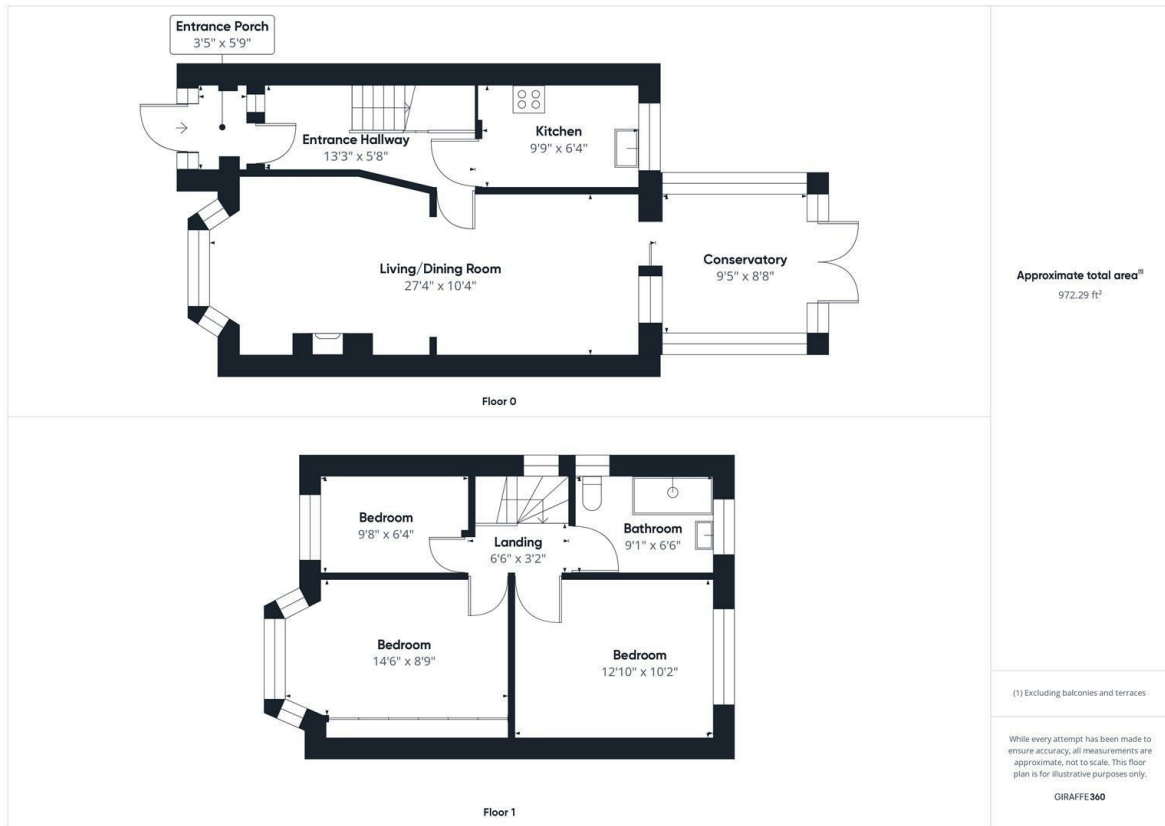



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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