



Field End Road, Ruislip, HA4 9NS

£450,000



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\* CASH BUYERS ONLY DUE TO SUBSIDENCE \* NO UPPER CHAIN. \* Situated in this highly convenient location is this three bedroom, semi detached family home with plenty of potential to extend (subject to the usual planning constraints). This family home briefly comprises: Three good size bedrooms, suntrap style bay fronted living room, separate dining room, fitted kitchen and bathroom suite with separate wc. The property benefits include: Gas central heating, double glazing, large rear garden and off street parking to the rear. This property is ideally located for Eastcote's shopping and transport facilities(Metropolitan/Piccadilly/Central & Chiltern Lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also ideally located within the catchment areas of the local highly regarded schools including Newnham Junior School (Ofsted rating - Outstanding) and is just a short stroll to the local parks.



## ENTRANCE HALL

Front aspect door, stairs to first floor landing, doors to:

## LIVING ROOM

Front aspect double glazed window, radiator, through to:

## DINING ROOM

Rear aspect double glazed window.

## KITCHEN

Dual aspect double glazed windows, side aspect door to side access, range of base and eye level units, stainless steel sink and drainer, gas hob with electric oven, extractor hood, down lighting.

## LANDING

Doors to:

## BEDROOM ONE

Front aspect double glazed window, radiator, built in cupboard.

## BEDROOM TWO

Rear aspect double glazed window, radiator.

## BEDROOM THREE

Front aspect double glazed window, radiator.

## BATHROOM

Rear aspect double glazed window, panel enclosed bath with mixer taps and wall mounted shower attachment, pedestal wash hand basin.

## SEPARATE WC

Side aspect double glazed window, low level wc.

## REAR GARDEN

Substantial rear garden, mainly laid to lawn, patio area, panel enclosed fence.

## OFF STREET PARKING

To rear.

## COUNCIL TAX

London Borough of Hillingdon -  
Band E - £2,278.09

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

## DISTANCE TO STATIONS

Eastcote (0.3 Miles) -  
Metropolitan/Piccadilly.  
South Ruislip (1.4 Miles) -  
Central/Chiltern Railways.



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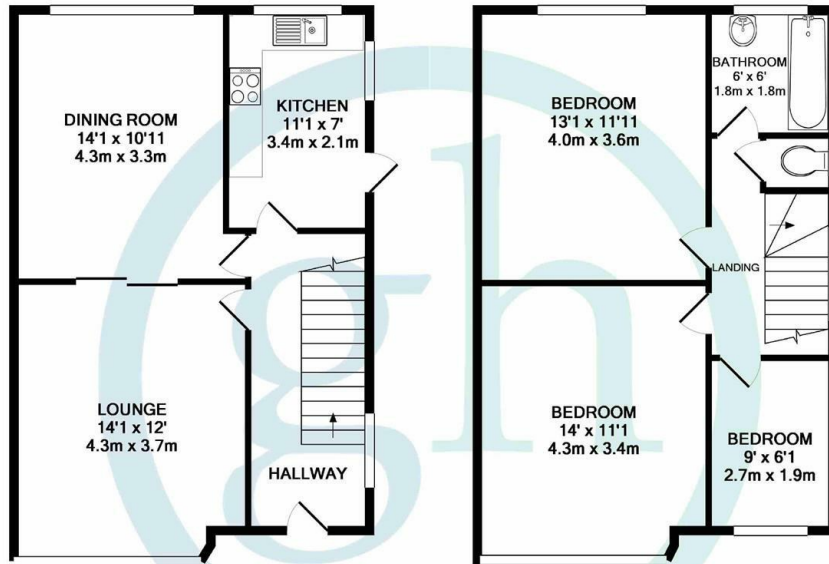
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GROUND FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 509 SQ.FT.  
(47.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1020 SQ.FT. (94.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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