



Hatherleigh Road, Ruislip, HA4 6AU  
£525,000



NO UPPER CHAIN. Nestled in a highly sought-after location, this charming 2-bedroom mid-terraced home presents the perfect opportunity for growing families. This stunning modern property briefly comprises: A welcoming entrance hall, comfortable living room which is seamlessly connected to the dining room – which then flows through to the fitted kitchen, a sunroom finishes the ground floor. Upstairs, there are two well-proportioned bedrooms with a modern bathroom suite, catering to everyone's needs. This sought-after location puts you a few moments away from Ruislip Manor's vibrant high street, brimming with shops, cafes, and restaurants. Convenient transportation options abound, with the Metropolitan and Piccadilly tube lines whisking you into central London in a flash. It is also close by to Ruislip Gardens parade where you can find the Central Line. The A40/Western Avenue is your gateway to exploring the city and surrounding Home Counties.



### HALLWAY

Double glazed frosted front aspect door, double radiator, under stair storage cupboard, door to:

### KITCHEN DINER

Rear aspect double glazed window, radiator x2, wall mounted boiler, tiled flooring, part tiled walls, a range of eye level and base level units, integrated gas hob and oven, integrated fridge.

### LIVING ROOM

Front aspect double glazed window, double radiator, part tiled flooring, through to:

### SUNROOM

Double glazed doors, rear aspect door and window, tiled flooring.

### LANDING

Loft access, doors to:

### MASTER BEDROOM

Front aspect double glazed bay window, double radiator.

### BEDROOM TWO

Rear aspect double glazed window, radiator, fitted storage cupboard.

### BATHROOM

Rear aspect double glazed frosted window, heated towel rail, tiled flooring and walls, panel enclosed bath with mixer taps and separate wall mounted shower mixer unit, wash hand basin enclosed by vanity unit, low level wc

### GARDEN

Laid to lawn, pavement, rear access through gate.

### COUNCIL TAX

London Borough of Hillingdon -  
Band D - £1,952.38

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

### DISTANCE TO STATIONS

Ruislip Manor (0.6 Miles) -

Metropolitan/Piccadilly  
Ruislip (1.0 mi) -  
Metropolitan/Piccadilly  
Ruislip Gardens (0.6 Miles) -  
Central Line




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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			<p>87</p> <p>66</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



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