



3 The Croft, Ruislip, London, HA4 0SF

This stunning new 4 bedroom semi detached bungalow is available for viewings immediately. Recently extended, this property has left no stone unturned with an immaculate finish throughout that really needs to be seen to be appreciated.

The property comprises of modern kitchen with a spacious dining room and a separate reception room, four good sized bedrooms with two bathrooms one of which is en-suite. To the rear is a spacious garden.

The Croft is located only a short distance from the vibrant Ruislip, Ruislip Manor & Eastcote High Streets, where all shopping needs can be met in the form of Banks, local Post Office and other amenities. There are also many restaurants, cafes and supermarket (Waitrose & Sainsbury's) as well as convenience stores including Tesco Express, Sainsbury's Local and The Co-Op. Recently built and only walking distance away is the ever popular 'Old Dairy' development with an array of different restaurants, supermarkets including Asda and also a cinema complex.

This property is also ideal for clients requiring proximity to tube stations. Ruislip tube station (Metropolitan and Piccadilly lines) is only a short walk from the property as is South Ruislip Station (Central & overhead Chiltern Line).

The Croft also offers easy access to Uxbridge, the A40/M40, M25 and therefore all major motorways.

£2,650 Per Month



The Croft

**APPROX. GROSS INTERNAL
FLOOR AREA: 79.6 sq. m / 857 sq.ft**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH CAN BE GIVEN
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	