



**Ruislip Road, Northolt, Middlesex, UB5 6AS**

**SUPERB INVESTMENT OPPORTUNITY/ SPACIOUS FOUR BEDROOM / 2 BATHROOM EXTENDED TERRACED FAMILY HOUSE** ideally located for access to the A40 Western Avenue-London, Hayes by Pass for Heathrow/M4, Northala Fields, local schools, shops and bus routes for Greenford, Southall & Ealing. The property has double glazed windows and gas central heating with flexible room configuration currently providing an entrance hall, 2 ground floor bedrooms + shower room/toilet, family/dining room and kitchen extension. Upstairs has 2 more bedrooms and a bathroom. The rear garden is approx 30' with storage shed and rear access gate.

**Guide Price £549,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

325 Ruislip Road, Northolt, Middlesex UB5 6AS

Ground Floor Bedroom



Ground Floor Bedroom



325 Ruislip Road, Northolt, Middlesex UB5 6AS

Ground Floor Shower Room/Toilet



Family/Dining Room



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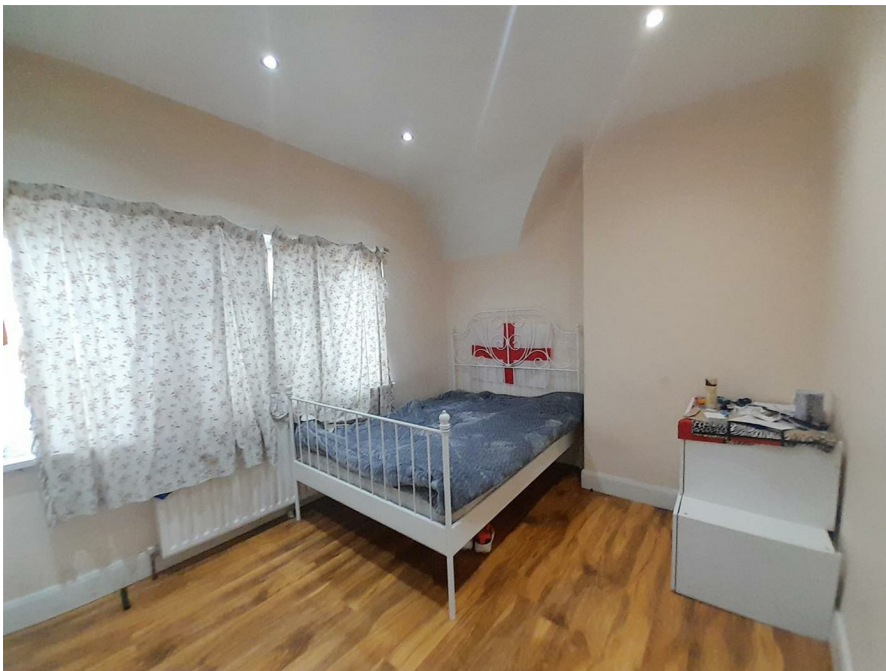
**Kitchen Extension**



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Upstairs Bedroom



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**Bedroom**



**Bathroom**



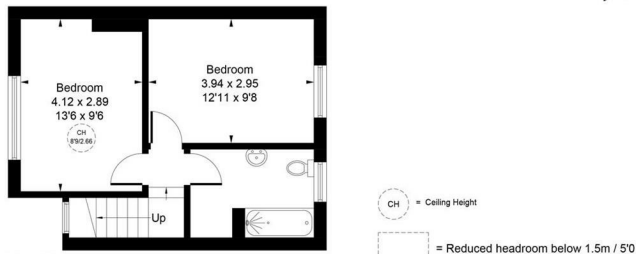
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Rear Garden

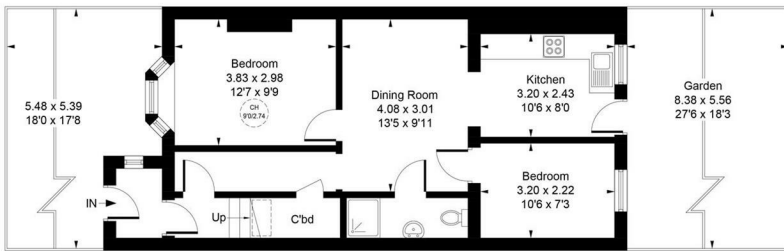


Floor Plan

Approximate Gross Internal Area = 91.67 sq m / 987 sq ft



First Floor



Ground Floor

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 purchase.  
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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>		

**England & Wales**

EU Directive  
2002/91/EC





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