



Field Way, Ruislip, HA4 7LX



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NO UPPER CHAIN. A spacious three bedroom semi detached home with an imposing front garden. Situated in this popular location this property briefly comprises: Three good size bedrooms, bathroom suite, spacious living room opening to dining room and generous kitchen. The property benefits include: downstairs cloakroom, gas central heating, large front and rear gardens and off street parking. Set in this peaceful road being a short walk into Ruislip High Street with its shops, bars and restaurants and Metropolitan/Piccadilly line tube station. West Ruislip Central line and British Rail station is also within easy walking distance.



ENTRANCE HALL

Front aspect door, storage cupboard, stairs to first floor landing, radiator, doors to:

DOWNSTAIRS CLOAKROOM

Front aspect double glazed window, wall mounted wash hand basin, low level wc.

DINING ROOM

Front aspect double glazed window, radiator, coved ceiling, leading through to:

LIVING ROOM

Rear aspect double glazed window, radiator, feature fireplace.

KITCHEN

Side aspect door to rear garden, rear aspect double glazed

window, range of base and eye level units, space for fridge and freezer, gas hob and electric oven with extractor hood over, stainless steel sink and drainer, space for washing machine, wall mounted boiler.

LANDING

Front aspect double glazed window, hatch to loft space, doors to:

BEDROOM ONE

Rear aspect double glazed window, range of built in wardrobes, storage cupboard, radiator.

BEDROOM TWO

Front aspect double glazed window, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BATHROOM

Front aspect double glazed window, stand in electric shower, extractor fan, pedestal wash hand basin, low level wc, radiator.

FRONT

Off street parking, lawn area.

REAR GARDEN

Side access, garden shed, patio area, greenhouse, mainly laid to lawn.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,863.91

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

DISTANCE TO STATIONS

Ruislip - Metropolitan/Piccadilly - 0.5 Miles
West Ruislip - Central/Chiltern - 0.5 Miles



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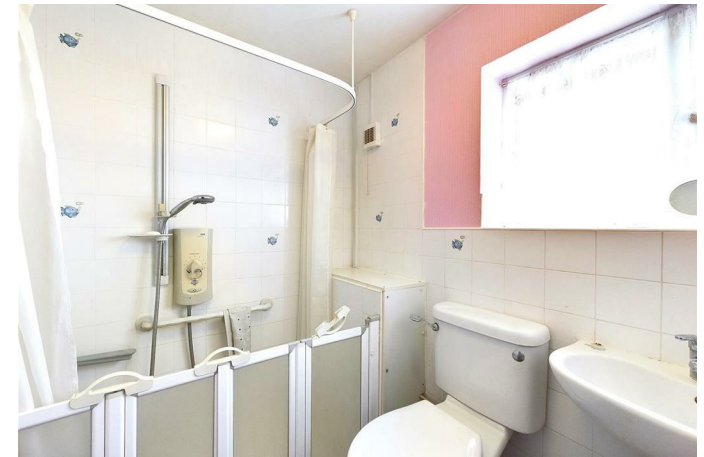
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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