



Yeomans Acre, Ruislip, HA4 8BW  
£625,000





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NO UPPER CHAIN. A wonderful opportunity to purchase this semi-detached bungalow situated in this cul de sac location, where family homes rarely come to the market and has vast scope for extension subject to the usual planning constraints. This deceptively spacious home briefly comprises; Large entrance hall, two DOUBLE bedrooms, good size living room, bathroom suite and a fitted kitchen. The property benefits include : Garage via own drive, off street parking, entrance porch, gas central heating and private rear garden. Yeomans Acre is set approximately one mile from Ruislip High Streets amenities including local shops such as Waitrose and Co-op, bus routes and rail links (Metropolitan/Piccadilly). The property is also set within the catchment of a number of highly regarded schools. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE PORCH

Front aspect double glazed leaded light door, coved ceiling, door to:

## ENTRANCE HALL

Front aspect door, radiator, cupboard housing boiler, hatch to loft space, doors to:

## LIVING ROOM

Rear aspect double glazed sliding door to rear garden, double radiator, coved ceiling, feature fire place.

## KITCHEN

Side aspect double glazed windows, side aspect double glazed leaded light door to rear garden, tiled flooring, coved ceiling, a range of base and eye level units, stainless steel sink with

drainer, service hatch, integrated appliances including: washing machine, dish washer, fridge freezer and oven with 4 electric hobs and extractor hood.

## BEDROOM ONE

Rear aspect double glazed window, built in wardrobes, radiator.

## BEDROOM TWO

Front aspect double glazed window, radiator, coved ceiling.

## BATHROOM

Side aspect double glazed frosted window, tiled walls, low level wc, vanity unit incorporating wash hand basin, stand in shower cubicle.

## FRONT

Off street parking, laid to lawn.

## REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access.

## GARAGE

Up and over door, power and lighting, housing meters.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £1,959.67

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

## DISTANCE TO STATIONS

Ruislip Manor (0.7 Miles) - Metropolitan and Piccadilly  
Eastcote (0.7 Miles) - Metropolitan and Piccadilly



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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>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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