



Westwood Close, Ruislip, HA4 7RE



Located in this sought after residential close we are delighted to present to the market this three bed terraced property. Maintained to a high standard this family home briefly comprises : Three good size bedrooms, good size lounge through to kitchen/diner, and a modern bathroom suite. The property benefits include: Gas central heating, downstairs cloakroom, private rear garden and garage. This most desirable property is situated close to Whiteheath school and is approximately one mile from Ruislip's extensive High street which offers a good range of local shops including Browns restaurant, Waitrose Supermarket, numerous pizza restaurants and coffee bars, bus routes and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect double glazed frosted door, radiator, under stairs storage cupboard, engineered oak wood flooring, leading to:

KITCHEN/DINER

Front aspect double glazed window, range of base and eye level units, integrated dishwasher and washing machine, double oven and grill, four gas hobs, integrated fridge/freezer, extractor

hood, part tiled walls, stainless steel sink and drainer, double doors to:

LIVING ROOM

Rear aspect double glazed doors to rear garden, radiator, engineered oak flooring.

DOWNSTAIRS CLOAKROOM

Front aspect double glazed frosted window, low level w/c, wash hand basin, part tiled walls.

FIRST FLOOR LANDING

Hatch to loft space, storage cupboard, doors to:

MASTER BEDROOM

Front aspect double glazed window, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator, fitted wardrobes.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BATHROOM

Front aspect double glazed frosted window, part tiled walls downlighting, panel enclosed bath with mixer taps and shower attachment, low level w/c, pedestal wash hand basin, heated towel rail, storage cupboard.

REAR GARDEN

Patio area, lawn with flower and shrub borders, rear access, garage.

GARAGE

Up and over door.

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

West Ruislip (1.3 Miles) - Central/Chiltern Railways
Ruislip (1.4 Miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			90
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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