



St. Margarets Road, Ruislip, HA4 7NZ

NO UPPER CHAIN. Situated in this premier road we are delighted to present to the market this deceptively spacious three bedroom semi-detached home. Coming to the market with ample potential to extend subject to the usual planning constraints this property briefly comprises: Three good size bedrooms, living room, dining room leading through to the conservatory, kitchen and family bathroom. The property benefits include: spacious entrance hallway, large private rear garden, off street parking and garage via own drive. Ideally set for Ruislip High Street where there are a range of excellent and varied shops, restaurants and transport facilities. The Metropolitan/Piccadilly line station offers swift and regular connections to Baker Street and the City. It should also be noted that there are a number of highly regarded schools within close proximity.



ENTRANCE HALL

Front aspect double glazed frosted window, radiator, under stairs storage cupboard housing meters, doors to:

LIVING ROOM

Front aspect double glazed bay window, radiator, coved ceiling, gas fireplace.

DINING ROOM

Gas fireplace, radiator, French doors to conservatory:

CONSERVATORY

Dual aspect double glazed windows, side aspect double glazed frosted window, electric heater, tiled flooring.

KITCHEN

Side aspect double glazed window, rear aspect door to rear garden, a range of base and eye level units, integrated oven and grill, electric hob, extractor fan, space for washing machine



and dryer and fridge/ freezer, laminate flooring, downlighting, stainless steel sink with drainer, radiator.

FIRST FLOOR LANDING

Side aspect frosted double glazed window, loft hatch, doors to;

BEDROOM ONE

Front aspect double glazed bay window, radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, radiator, fitted wardrobes.

BEDROOM THREE

Front aspect double glazed window, radiator, fitted wardrobes.

BATHROOM

Dual aspect double glazed frosted windows, laminate flooring, part tiled walls, stand in shower cubicle, radiator, wash hand basin, low level w/c, storage cupboard housing boiler.

REAR GARDEN

Mainly laid to lawn, garage.

GARAGE

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,692.30

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

DISTANCE TO STATIONS

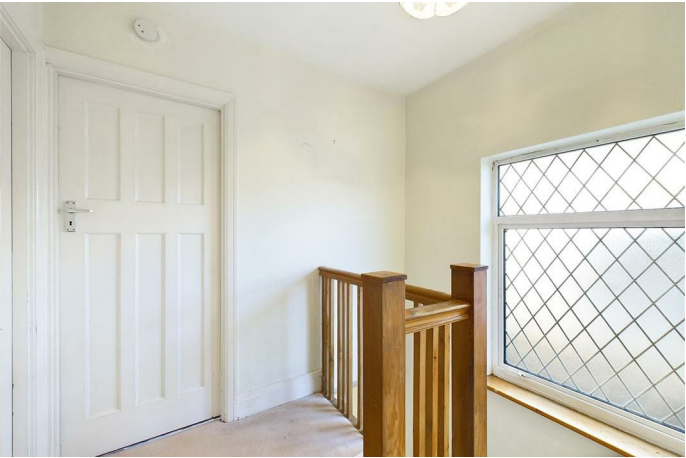
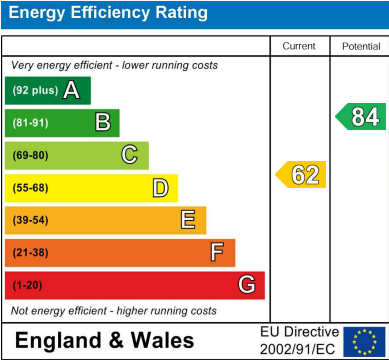
Ruislip (1.0 miles) - Metropolitan/Piccadilly
West Ruislip (1.3 miles) - Central

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