



Keswick Gardens, Ruislip, HA4 7XN
£980,000



We are pleased to present to the market this well proportioned five bedroom detached chalet style bungalow. This attractive property briefly comprises; five bedrooms, two bathrooms, large entrance hall, kitchen/breakfast room and two reception rooms. The property benefits from a downstairs cloakroom, large rear garden, conservatory, gas central heating and off street parking. Situated within easy reach of Ruislip High Street with its local shops and Metropolitan/Piccadilly Line Station. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. It should also be noted that there are a number of highly regarded schools within close proximity, including the ever popular Whiteheath Infant & Junior School. Ruislip Lido, Ruislip Woods and Kings College Playing Fields are all a short stroll away.



COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

West Ruislip (1.4 Mi) - Central Line/Chiltern Railways

Ruislip Manor (1.4 Mi) - Metropolitan/Piccadilly

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

DISTANCE TO STATIONS

Ruislip (1.0 Mi) - Metropolitan/Piccadilly

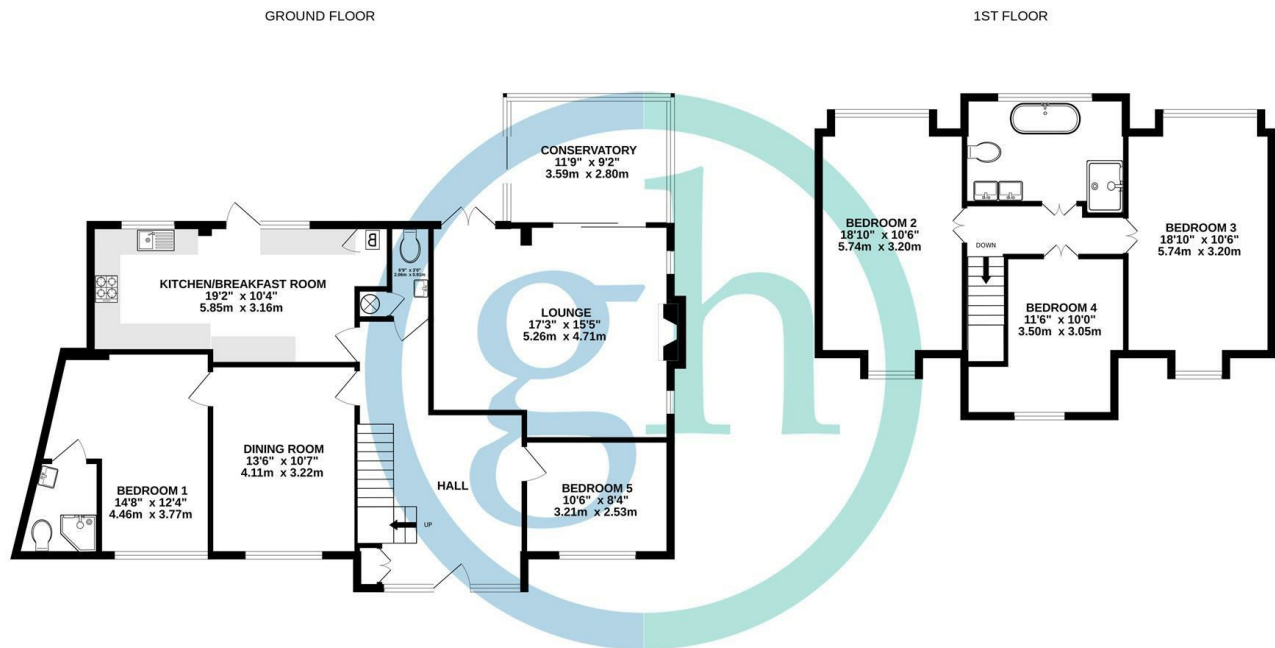


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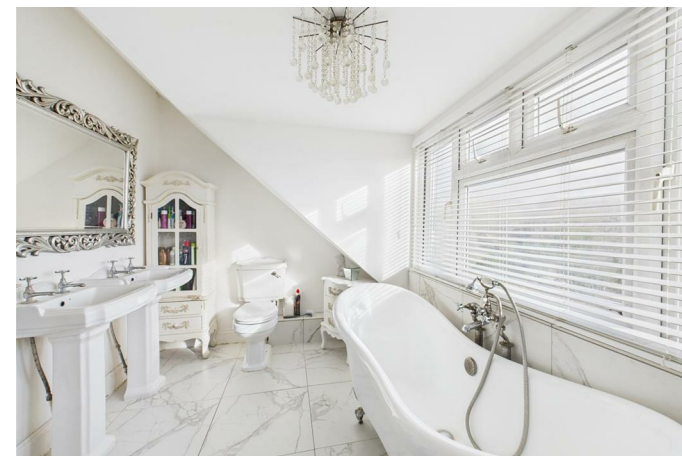
TOTAL FLOOR AREA : 1884sq.ft. (175.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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