

40 Roundways, Ruislip

£650,000 Freehold

Three/four bedrooms • Good condition throughout • Close to Ruislip Gardens tube

An extended three/ four bedroom semi-detached house situated on this quiet residential road with off-street-parking. The accommodation comprises of; entrance hallway with doors to; reception with parquet flooring leading into dining room. Large office which could be used as a bedroom, large kitchen ground floor w/c and utility room. To the first floor are a landing area and three bedrooms and family shower-room. To the front is off street parking for two cars and to the rear is a very large brick outbuilding with two separate areas divided by an internal wall and adjoining door as a well maintained and secluded rear garden of approx 7m. The property is enviably located on a quiet residential road in a convenient and sought after location just moments from the general shopping and transport facilities of Ruislip Gardens with the Central line tube. Also, close by is Ruislip High Street with its Metropolitan and Piccadilly line tubes, its multiple shops supermarkets and restaurants. Also well-located for leisure fitness centres and swimming pools. Council Tax band: E



The A40/Western Avenue is a short drive away giving direct access into London and the Home Counties. For families the property is ideally located within the catchment areas of highly regarded schools.





Verified Material Information:

Council tax band: E

Tenure: Freehold

Property construction: Standard form

Electricity supply: Mains electricity

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

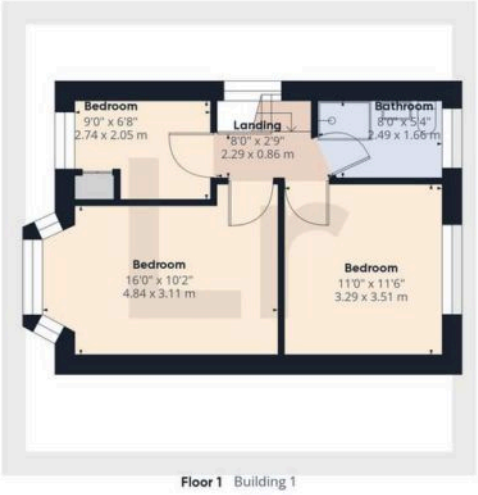
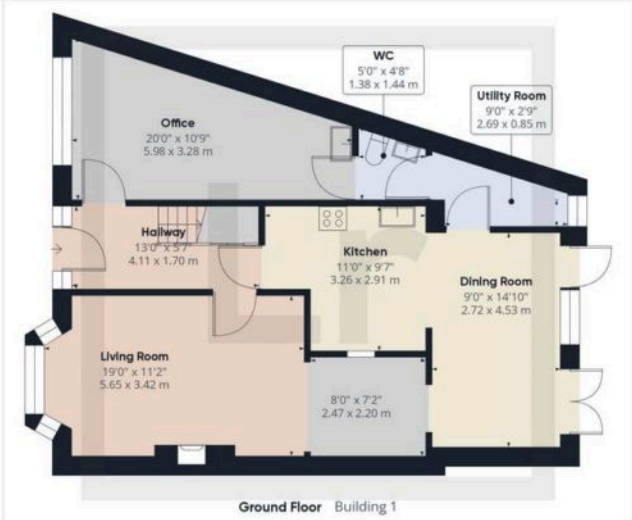
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Off Street

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Lr LAWRENCE RAND

Approximate total area⁽¹⁾
 1338.37 ft²
 124.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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