



LAWRENCE RAND



LAWRENCE RAND

Seaford Close, Ruislip, Middlesex, HA4 7HN

Offers In excess of £700,000

Key features:

- Four bedroom detached family home
- Open plan kitchen/lounge/diner
- Utility room
- Three bathrooms
- Master with ensuite
- Well maintained rear garden
- Driveway
- Close to Ruislip high street

**About the property:**

About the property:

This well presented four-bedroom, two bathroom detached house tastefully designed and decorated throughout to create stylish, outstanding open plan living accommodation for the growing family. Located in a quiet residential cul-de-sac close to sought after schools, transport links and shops.

Once inside the entrance lobby stairs lead to the first floor and doors to the ground floor rooms. The main focus of this property is the modern, contemporary open plan kitchen/lounge/diner with an abundance of space for cooking, dining, relaxing and enjoying views of the rear garden. The kitchen comprises a range of high gloss wall and base units, ample work tops and two generous sky lights above. The dining area flows effortlessly as does the lounge with French door opening out to the rear garden. The ground floor benefits from an additional room which can be used as a tv room/study/office or guest bedroom, a family bathroom and a utility room. To the first floor are four comfortable bedrooms, with the master bedroom boasting an ensuite shower

room. A fresh family bathroom completes the first floor.

Outside rear garden has patio adjacent to the property as well as a grassed area. The front of the property is neatly paved providing off street parking for two cars.

Location:

Seaford Close is situated within easy reach of Ruislip High Street where excellent facilities can be found including restaurants and coffee bars. The Metropolitan/Piccadilly line offer swift access into Central London. Close to several highly regarded schools including Sacred Heart RC Primary and Bishop Ramsey.

Verified Material Information:

Council tax band: F

London Borough of Hillingdon

Council tax annual charge: £2692.30 per annum

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: C

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: No

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes




All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

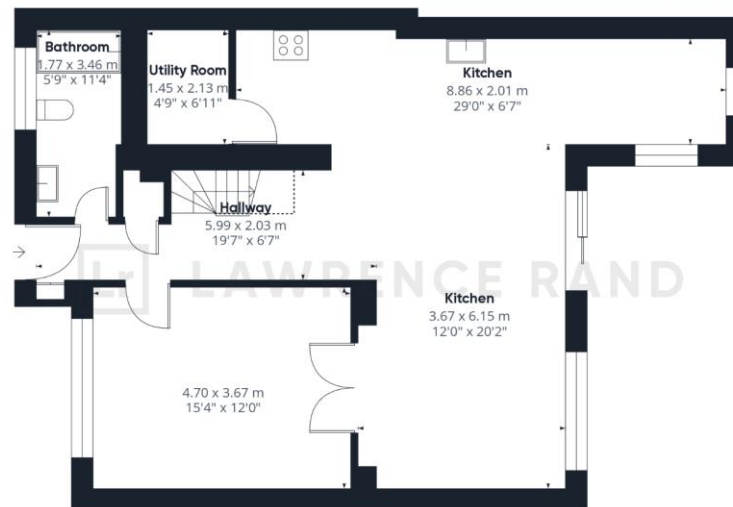
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



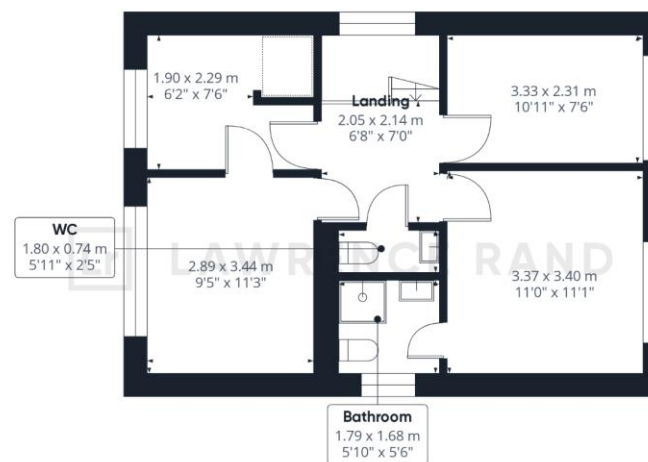




Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)				
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU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



Ground Floor



Floor 1

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.